



157 Ash Way
Fort McMurray, Alberta

MLS # A2296476



\$424,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,488 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, basement freezer. ALL FURNITURE NEGOTIABLE

Welcome to 157 Ash Way, a very cozy and immaculate home nestled in the heart of Timberlea. This spacious 5-bedroom, 3-bathroom detached residence offers OVER 2,700sqft of bright and welcoming living space that feels warm and inviting from the moment you step onto the charming front porch. The home is in pristine condition, exceptionally clean, and thoughtfully maintained throughout, creating a comfortable atmosphere perfect for everyday living and special gatherings alike. Inside this MASSIVE home, a living area flows naturally into the kitchen, where a convenient breakfast bar makes meal times and casual entertaining a breeze. The primary bedroom serves as a true retreat, complete with a large ensuite bathroom and an expansive walk-in closet for ample storage and luxury. The 2 remaining bedrooms upstairs provide flexible space for family members, guests, or a home office. While the ENORMOUS BASEMENT has another two bedrooms, full bathroom and is a standout feature that truly needs to be seen to be appreciated. Offering endless possibilities as a kids’ play area, family rec room, media space, or the ultimate spot for hosting friends and celebrations. Additional highlights include a detached HEATED GARAGE, a separate entrance, alley access, a well-maintained lot that is easy to enjoy year-round, and a solid concrete foundation. Best of all, there are NO CONDO FEES, giving you the freedom of true ownership in this perfect location. Situated near excellent schools, convenient shopping, and beautiful parks, 157 Ash Way strikes the perfect balance between community amenities and peaceful residential living. Whether you are raising a family, looking for room to grow, or simply seeking a turn-key home filled with cozy charm and practical space, this property delivers comfort and versatility in spades. Come experience the warmth and

welcoming feel for yourself — this one is sure to impress!