

# \$314,888 - 133 Balsam Way, Fort McMurray

MLS® #A2195176

## \$314,888

3 Bedroom, 2.00 Bathroom, 1,523 sqft  
Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

HUGE CORNER LOT, NO CONDO FEES AND EXCELLENT FLOOR PLAN FOR FAMILIES AND ROOM TO BUILD A GARAGE(pending RMWB approval). This 1520 square foot home is situated on a large fully fenced and landscaped corner lot. This lot also features room for RV Parking and offers a two tiered deck, shed and tons of room for your kids to play. Inside you have a different layout rather the standard cookie cutter feel. You enter into a large foyer which opens up to your living room with gas fireplace. The Master bedroom at the front of the home is HUGE featuring a walk in closet and full 4pc ensuite with soaker tub. If the kitchen is where your family gathers this kitchen is perfect. It offers a large breakfast bar, loads of cabinets, corner pantry and large dining nook. The added bonus is the family room just off the kitchen. Then there are 2 more large bedrooms and 4 pc bathroom. In addition to all those fantastic features you have CENTRAL A/C. This home stands out from the rest, so don't miss this one. Located in Timberlea in walking distance to schools, parks, shopping and more. Call today for your private tour!

Built in 2007

## Essential Information

MLS® #	A2195176
Price	\$314,888



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,523
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	133 Balsam Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G3

### **Amenities**

Amenities	Laundry, RV/Boat Storage
Utilities	Garbage Collection, Electricity Available, High Speed Internet Available, Natural Gas Available, Phone Available
Parking Spaces	4
Parking	Driveway, RV Access/Parking

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Pie Shaped Lot, Standard Shaped Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Other

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	75
Zoning	RMH-1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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