

# \$479,900 - 117 Ball Place, Fort McMurray

MLS® #A2202272

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

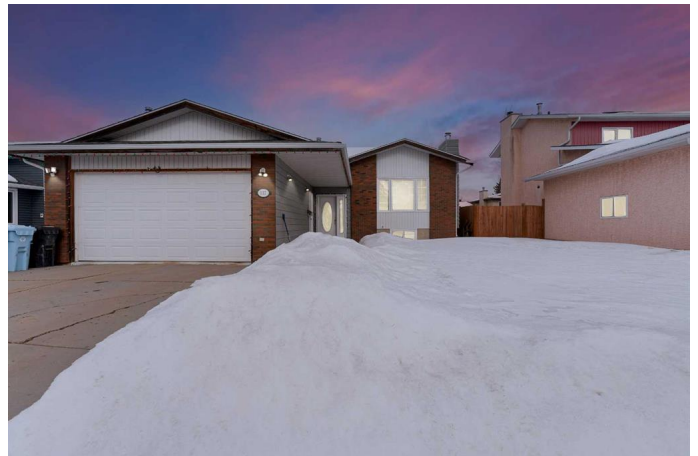
Welcome to 117 Ball Place! Located in Timberlea, this well maintained 4 bedrooms and 3 bathrooms bi-level home with NEWER WINDOWS and SHINGLES (35 years) DONE IN 2012 offers 2,400 sqft of living space, CENTRAL AIR and DOUBLE ATTACHED GARAGE. As you walk in the front door and up to the main floor, you will find a bright living room featuring carpet flooring and a wood burning fireplace with brick mantel for cozy winter nights. Towards the back of the house are the dining room and huge kitchen featuring hardwood floor, plenty of wooden cabinetry, stainless steel appliances and back sliding door with access to the large back deck. Down the hall are 2 good size bedrooms, a 4-piece main bathroom and also the primary bedroom with a 3-piece ensuite. In the basement you will find carpet throughout installed in 2017, a huge family room with a bar and gas fireplace and another bedroom with 3-piece ensuite and walk in closet. The basement also has storage room, laundry, furnace replaced in 2016 and hot water tank that is only a few years old. The backyard is fully fenced and has a shed for extra storage. Just steps away from parks and walking trails, donâ€™t miss this opportunity and book an appointment today!

Built in 1985

## Essential Information

MLS® #

A2202272



Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,309
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	117 Ball Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2E2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Yard
-------------------	------------------------

Lot Description	Back Yard, Front Yard, Street Lighting, Yard Lights
Roof	Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	63
Zoning	R1

### **Listing Details**

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.