

\$564,900 - 268 Ball Place, Fort McMurray

MLS® #A2169656

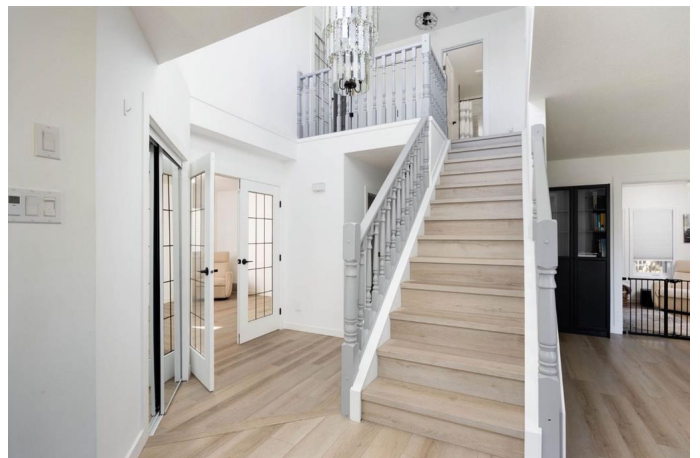
\$564,900

3 Bedroom, 3.00 Bathroom, 2,115 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Beautiful Curb Appeal! Landscaped yard!
Great Value. Welcome to 268 Ball Place. This 2115 sq ft, 3 bed, 2 & 1/2 bath, 2 Storey home is sitting on a beautifully landscaped 6310 Sq ft lot in the established neighbourhood of Timberlea. This home has been recently upgraded with new VINYL windows within the last 10 years and a NEW FURNACE, flooring, A/C, WATER SOFTENER and PAINT within the last 2 years. There is a NEW Garage DOOR and three renovated bathrooms! Enjoy a spacious and open entryway with laminate flooring & tall ceilings. The main level of this well maintained home features new laminate floors throughout, an office/den and a formal dining room. The functional white kitchen has a glass tile backsplash, wall oven, gas cooktop with range hood, black hardware, centre island, Eat up breakfast bar and stainless steel appliances. Sitting off the kitchen is a beautiful, well lit dining area that has convenient back door access to the backyard. There are several large windows that allow plenty of natural light providing a bright and vibrant feel to the main floor living area. The bright and spacious sunken living room sits adjacent to the kitchen and is complete with several large windows and a gas fireplace with stone surround! The second storey of this stunning property features 3 spacious bedrooms and 2 fully renovated bathrooms. The PRIMARY bedroom has a spacious walk in closet and a large 5 piece ensuite bath with dual sinks, quartz countertops, heated tile



floors, soaker tub and stand up glass shower with tile surround.!! The basement is undeveloped and makes for a great spot for extra storage or the potential to add additional bedrooms and bathroom. The backyard has been fully landscaped and provides a perfect place to enjoy your fresh cup of coffee! If that is not enough, this home is complete with A/C and a double attached garage. Call now to schedule your private viewing on this beautiful family home!

Built in 1988

Essential Information

MLS® #	A2169656
Price	\$564,900
Sold Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,115
Acres	0.14
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	268 Ball Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2A2

Amenities

Parking Spaces	2
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Parking	Double Garage Attached
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Interior

Interior Features	High Ceilings, Vinyl Windows, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Built-In Refrigerator, Dishwasher, Electric Stove, Washer/Dryer, Window Coverings
Heating	Electric, Forced Air, Fireplace(s), In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2024
Date Sold	November 12th, 2024
Days on Market	43
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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