

\$315,000 - 153 Balsam Way, Fort McMurray

MLS® #A2206224

\$315,000

3 Bedroom, 2.00 Bathroom, 1,144 sqft
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

NO Condo fees. Little bit of elbow grease and this home will be a perfect place to call home. From the drive through super single garage is a great place to store your toys or park your vehicle in the winter. When you walk in there is a large walk in front all closet. Good for storage and your closet space. The kitchen, dining and living is open concept. The cook will appreciate the extra storage in the walk in pantry. Three bedrooms and two bathrooms (including 3 pc ensuite). This is simplicity at it's best. Be sure to check out the 360 tour and detailed floor plans. Offers will be reviewed after April 19th. Sold as is where is.

Built in 2006



153 Balsam Way, Fort McMurray, AB

Main Floor Exterior Area 1144.15 sq ft
Interior Area 1064.01 sq ft

Essential Information

MLS® #	A2206224
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active



0 4 8 ft

PREPARED: 2025/04/06

White regions are excluded from total floor area in RESIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Community Information

Address	153 Balsam Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0H7

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	None
Heating	Hot Water
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	April 9th, 2025
Days on Market	68
Zoning	RMH-1

Listing Details

Listing Office	RE/MAX Connect
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