



## 229 Ball Place Fort McMurray Alberta

\$409,900

Welcome to 229 Ball Place, a fantastic corner lot property in the heart of Timberlea! Boasting an impressive 9,500 sqft lot, this home offers ample space for all your needs, including enough storage area for your RV. Inside, you'll find a well-designed layout featuring beautiful hardwood floors throughout the main living spaces. The kitchen is equipped with classic oak cabinets, an island, and a separate dining area—perfect for family gatherings. The massive master bedroom includes a private ensuite, while the bright living room showcases a sunny bay window. Cozy up in the family room with its charming stone wood burning fireplace, and enjoy the added versatility of the bonus room for work or play. Step outside to the fully fenced yard, offering both privacy and a wonderful outdoor space to enjoy. The property has been updated with a newer roof, newer hot water on demand, two newer furnaces, and air conditioning to keep you comfortable year-round. This home is being sold as-is, where-is, making it a great opportunity for those looking to add their personal touch. Located in the desirable Timberlea Bz area, this property offers the perfect combination of space, convenience, and potential. Don't miss your chance to own this incredible property—schedule your viewing today! (id:6769)

3pc Bathroom 5.42 Ft x 7.67 Ft

4pc Bathroom 10.17 Ft x 7.67 Ft

Bedroom 11.25 Ft x 9.33 Ft

Bedroom 11.25 Ft x 8.83 Ft

Primary Bedroom 16.00 Ft x 12.75 Ft

Bedroom 13.00 Ft x 15.08 Ft

Laundry room 9.50 Ft x 7.50 Ft

Recreational, Games room 15.75 Ft x 24.08 Ft

Furnace 28.92 Ft x 22.67 Ft

3pc Bathroom 8.00 Ft x 5.92 Ft

Bedroom 12.08 Ft x 10.75 Ft

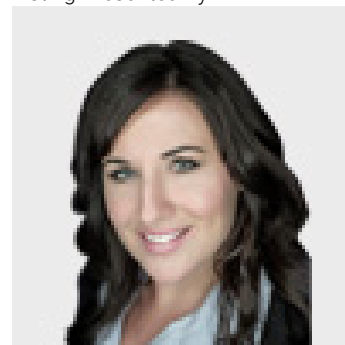
Family room 16.83 Ft x 20.75 Ft

Dining room 13.00 Ft x 11.17 Ft

Kitchen 13.00 Ft x 14.92 Ft

Living room 15.08 Ft x 17.75 Ft

Listing Presented By:



Originally Listed by:  
EXP REALTY

**RE/MAX**

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