



## 237 Ball Place Fort McMurray Alberta

\$499,900

Only once in a while does a property like this come to the market. A whole lotta home with upgrades for under \$500K. Nestled on a 6800 sqft lot, this home features almost 3600 sqft of total living space. Step into the grand foyer of this fully developed 2 storey home, where space and sophistication converge to welcome you home. As you venture further in be impressed with the great room that allows an abundance of natural light. The formal dining area off the kitchen is ideal for family dinners or holiday gatherings. Kitchen cabinets and countertops have been renovated to include cabinets stretching to the ceiling, modern backsplash, quartz countertops, under mounted sinks, new faucets , etc. Living room is cozy and features a wood burning fireplace. Main floor also boasts a powder room, a spacious office and a mud room that leads you to a double attached garage. Upper levels offer 3 spacious bedrooms including a primary bedroom with a whole lotta room for whatever your heart desires, a large closet area and full ensuite that boast a jacuzzi tub. Basement is fully developed with an over-sized rec room, with a Murphy bed, a large bedroom, laundry room, workshop and a full bathroom. Enjoy a screened in deck in the backyard for those summer days to come. This fully fenced yard creates a safe haven for your family and fur babies, it offers garden planters and full apple trees for those future pies. Some of the recent upgrades and features include new furnace, hot water tank, shingles, flooring, kitchen cabinets, AC unit and more. Come take a look (id:6769)

4pc Bathroom 11.33 Ft x 8.17 Ft  
 4pc Bathroom 11.33 Ft x 10.75 Ft  
 Bedroom 11.33 Ft x 13.42 Ft  
 Bedroom 14.42 Ft x 10.75 Ft  
 Primary Bedroom 14.25 Ft x 22.75 Ft  
 4pc Bathroom 8.75 Ft x 7.08 Ft  
 Bedroom 11.83 Ft x 12.00 Ft  
 Laundry room 12.17 Ft x 8.25 Ft  
 Recreational, Games room 15.92 Ft x 16.92 Ft

Storage 15.00 Ft x 8.58 Ft  
 Storage 7.17 Ft x 5.08 Ft  
 2pc Bathroom 4.92 Ft x 6.17 Ft  
 Other 10.08 Ft x 7.00 Ft  
 Dining room 12.50 Ft x 11.33 Ft  
 Family room 16.00 Ft x 15.50 Ft  
 Foyer 5.50 Ft x 11.17 Ft  
 Kitchen 10.08 Ft x 15.67 Ft  
 Living room 12.50 Ft x 19.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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