



## 269 Ball Place Fort McMurray Alberta

\$599,900

Welcome to this beautifully & tastefully updated 1.5 storey home with +3,600 SQFT of TOTAL living space. This home offers FOUR bedrooms, 3.5 bathrooms, attached heated garage, oversized driveway, and a large lot backing onto a great park in the B Streets; quintessential Fort McMurray living! As you enter this home you are welcomed by a spacious foyer & the bright, warm finishes are immediately evident. Moving down the hall you will find half bathroom, great storage, garage access and main floor laundry. This expansive main floor offers formal dining space, rear deck access & TWO spacious living areas; with a wood burning fireplace in the living room. The updated kitchen offers plenty of smart cabinet space, double wall ovens, granite countertops, stainless appliances, GAS RANGE, built in wine fridge & a dining nook! Heading upstairs you will find an open den/office area overlooking the foyer, a 4pc full bathroom, 2 generous bedroom and the spacious primary. This primary bedroom/sanctuary has a walk-in closet, five piece ensuite with double vanity & jetted tub & second oversized closet. The lower level of this home is bright & fresh, offering a rec room, bedroom & full bathroom. Also downstairs is the oversized utility room with a ton of space for storage and a separate second storage room. The backyard offers a great space to entertain with a large deck and access to an amazing playground. This incredible family home has plenty to offer the growing family, be sure to book your private tour today. (id:6769)

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 9.50 Ft x 13.75 Ft

Bedroom 10.00 Ft x 13.75 Ft

Office 11.08 Ft x 11.42 Ft

Primary Bedroom 24.25 Ft x 13.67 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 11.50 Ft x 10.83 Ft

Recreational, Games room 11.92 Ft x 12.75 Ft

Storage 15.08 Ft x 11.75 Ft

Furnace 28.58 Ft x 25.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Eat in kitchen 16.08 Ft x 11.42 Ft

Dining room 13.50 Ft x 9.00 Ft

Foyer 12.25 Ft x 11.00 Ft

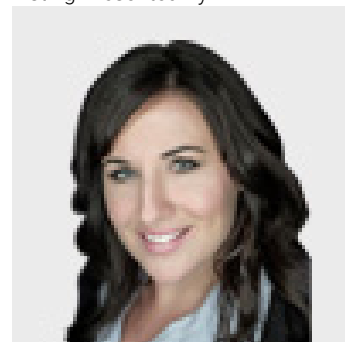
Kitchen 12.83 Ft x 14.17 Ft

Laundry room 5.00 Ft x 9.50 Ft

Living room 11.92 Ft x 16.33 Ft

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

Listing Presented By:



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**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
[jadenek@remax.net](mailto:jadenek@remax.net)