

# \$462,000 - 117 Ball Place, Fort McMurray

MLS® #A2202272

**\$462,000**

4 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 117 Ball Place! Located in Timberlea, this well maintained 4 bedrooms and 3 bathrooms bi-level home with NEWER WINDOWS and SHINGLES (35 years) DONE IN 2012 offers 2,400 sqft of living space, CENTRAL AIR, DOUBLE ATTACHED GARAGE and fiber optic high speed internet. As you walk in the front door and up to the main floor, you will find a bright living room featuring carpet flooring and a wood burning fireplace with brick mantel for cozy winter nights. Towards the back of the house are the dining room and huge kitchen featuring hardwood floor, plenty of wooden cabinetry, stainless steel appliances and back sliding door with access to the large back deck. Down the hall are 2 good size bedrooms, a 4-piece main bathroom and also the primary bedroom with a 3-piece ensuite. In the basement you will find carpet throughout installed in 2017, a huge family room with a bar and gas fireplace and another bedroom with 3-piece ensuite and walk in closet. The basement also has storage room, laundry, furnace replaced in 2016 and hot water tank that is only a few years old. The backyard is fully fenced and has a shed for extra storage. Just steps away from parks and walking trails and within walking distance of St. Anne's Catholic School, Timberlea Public School, Holy Trinity Catholic High School and McTavish Public High School. Don't miss this opportunity and book an appointment today!



Built in 1985

**Essential Information**

MLS® #	A2202272
Price	\$462,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,309
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	117 Ball Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2E2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Lighting, Private Yard  
Lot Description        Back Yard, Front Yard, Street Lighting, Yard Lights  
Roof                      Shingle  
Construction          Brick, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              March 14th, 2025  
Days on Market        97  
Zoning                    R1

**Listing Details**

Listing Office            KIC Realty

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