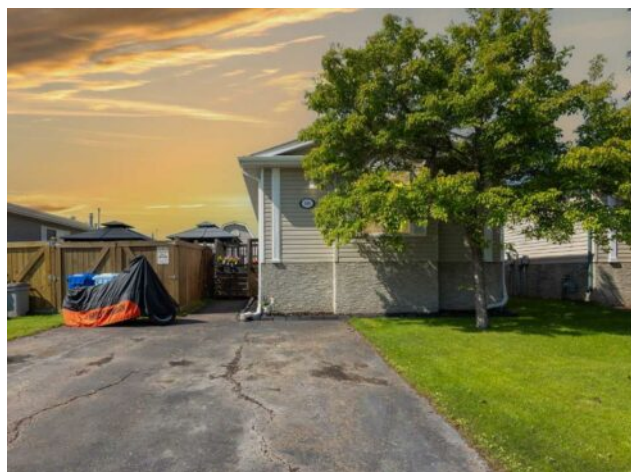


**109 Balsam Way  
Fort McMurray, Alberta**

**MLS # A2237858**



# \$333,333

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Open Floorplan, Soaking Tub		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to 109 Balsam Way &mdash; a beautifully updated 2007 manufactured home in Timberlea that perfectly blends style, function, and incredible added value with a detached garage. Step inside and you'll instantly appreciate the fresh feel of this home. The bright white kitchen is accented by trendy black hardware, epoxy-finished countertops, and a brand new stove and oven (2025), making it a delightful space to cook and gather. The open-concept living area features updated flooring (2024) and a charming shiplap feature wall that adds character and warmth. Stay cool all summer with central AC (2018) and enjoy the peace of mind that comes with a brand new hot water tank (May 2025) and newer washer and dryer (2022). This home offers three bedrooms and two full bathrooms, including a spacious primary retreat complete with a walk-in closet and a luxurious 4-piece ensuite featuring a corner soaker tub and separate shower. The main bathroom, shared by the two secondary bedrooms, boasts an updated vanity, while the larger secondary bedroom offers its own walk-in closet. Neutral paint tones carry throughout, creating a modern and cohesive backdrop ready for your personal touch. Outside, the fenced yard is designed for both relaxation and practicality. A multi-tiered deck is perfect for summer barbecues, and a double swing gate allows easy access to the 10'6" x 18'6" detached garage. This garage is a perfect space for storing toys, hanging out, or having fun with hobbies &mdash; heated with an overhead heater (2024), wired for 220, concrete floor with rough-in for infloor heating, and complete with a handy storage loft. With thoughtful updates inside and a functional garage outside, this property is a fantastic find for anyone seeking quality, functionality, and style in Timberlea. Come see it for yourself &mdash; this one is ready to welcome you home!