

**117 Ball Place  
Fort McMurray, Alberta**

**MLS # A2241479**



# \$462,000

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, AC

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 Cole McTavish Public High School. Don't miss this opportunity and book an appointment today!