

**272 Ball Place
Fort McMurray, Alberta**

MLS # A2277190

\$720,000



Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,615 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Garden, Interior Lot, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Rubber
Basement:	Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Walk-In Closet(s)

Inclusions:	Fridge, stove, dishwasher, washer & dryer, A/C
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If you're looking for space, comfort, and an unbeatable location—look no further. This beautifully maintained 5-bedroom home sits on a quiet street in the desirable B's of Timberlea. Upstairs, you'll find FOUR generous bedrooms and two fully renovated bathrooms. The main floor boasts a bright living room with high ceilings, formal dining area and a large family room with a cozy wood-burning fireplace. The kitchen is perfect for the home chef, featuring ample counter and cupboard space. A laundry area and convenient half bath complete this level. The fully developed basement features a soundproof media room, a spacious games room, an additional bedroom, a 3-piece bathroom, and a massive storage room—because you can never have too much space! Step outside from the kitchen/family room into a stunning covered sunroom—complete with blinds for privacy and comfort. The large, fenced backyard is perfect for summer barbecues, gardening, or simply relaxing outdoors. Not only is the home move-in ready, but it also comes with major upgrades, including a high-efficiency furnace and a hot water tank—all replaced in 2017. Plus a durable Euroshield rubber roof - you'll never have to worry about replacing shingles again. There is a transferrable life time warranty on the Euroshield rubber roof for peace of mind. Ideally located across from a park and playground, with schools, shopping, and the Birchwood Trails just steps away. Don't miss your chance to own this incredible family home. Call today to book your private showing!