

209 Ash Way  
Fort McMurray, Alberta

MLS # A2286178



## \$399,900

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Street Lighting		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** Refrigerator

Welcome to 209 Ash Way - a fully developed 5bedroom, 3 bathroom bungalow located in the heart of Timberlea, just steps from schools, walking trails, parks, restaurants, and everyday amenities. This home offers exceptional parking and flexibility with front paved parking for 2 vehicles plus rear alley access to additional paved parking for 3, ideal for multiple vehicles, recreational toys, and even RV parking. Inside, the bright open-concept main floor is designed for both comfort and entertaining. The kitchen features a corner pantry, generous counter space, and a functional eat-up island that flows seamlessly into the dining area and living. Patio doors lead directly to the exterior deck and fully landscaped yard, perfect for summer BBQs and gatherings. The spacious primary bedroom features a large ensuite complete with a relaxing corner jetted tub and separate stand-up shower. Two additional bedrooms complete the upper level, offering the ideal layout for families. Downstairs, the fully developed basement offers a large recreational/living room area, high ceilings, two spacious bedrooms, a full 4-piece bathroom, and a kitchenette, creating excellent potential for extended family living, guests, or added versatility. Additional highlights include central air conditioning, ample storage, both main floor and basement laundry and a layout designed for growing families. This is a home that truly offers space, flexibility, and location. Call to book your viewing today!