

**153 Balsam Way
Fort McMurray, Alberta**

MLS # A2206224



\$299,999

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,144 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

NO Condo fees. Little bit of elbow grease and this home will be a perfect place to call home. From the drive through super single garage is a great place to store your toys or park your vehicle in the winter. When you walk in there is a large walk in front all closet. Good for storage and your closet space. The kitchen, dining and living is open concept. The cook will appreciate the extra storage in the walk in pantry. Three bedrooms and two bathrooms (including 3 pc ensuite). This is simplicity at it's best. Be sure to check out the 360 tour and detailed floor plans. Offers will be reviewed after April 19th. Sold as is where is.