\$333,333 - 109 Balsam Way, Fort McMurray

MLS® #A2237858

\$333,333

3 Bedroom, 2.00 Bathroom, 1,524 sqft Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 109 Balsam Way â€" a beautifully updated 2007 manufactured home in Timberlea that perfectly blends style, function, and incredible added value with a detached garage.

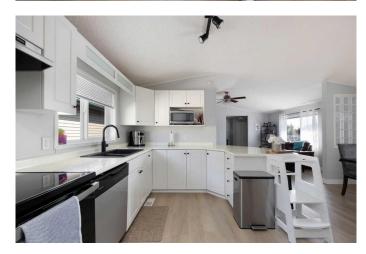
Step inside and you'II instantly appreciate the fresh feel of this home. The bright white kitchen is accented by trendy black hardware, epoxy-finished countertops, and a brand new stove and oven (2025), making it a delightful space to cook and gather. The open-concept living area features updated flooring (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 â€" 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 â€" this one is ready to welcome you home!

Built in 2007

Essential Information

MLS® # A2237858 Price \$333,333

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,524 Acres 0.10 Year Built 2007

Type Residential Sub-Type Detached

Style Double Wide Mobile Home

Status Active

Community Information

Address 109 Balsam Way

Subdivision Timberlea

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 0G2

Amenities

Parking Spaces 3

Parking Driveway, Single Garage Detached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Open Floorplan, Soaking Tub, Chandelier

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Pillar/Post/Pier

Additional Information

Date Listed July 7th, 2025

Days on Market 56

Zoning RMH-1

Listing Details

Listing Office EXP REALTY

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