

\$539,900 - 293 Ball Place, Fort McMurray

MLS® #A2250701

\$539,900

5 Bedroom, 2.00 Bathroom, 1,526 sqft

Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

Discover 293 Ball Place, a beautiful executive bungalow in one of Fort McMurray's most desirable neighbourhoods. Set on a spacious lot with no rear neighbours, this property backs directly onto a park/green space, offering both privacy and a peaceful backdrop. The main level welcomes you with an airy, open layout where natural light pours through oversized windows, showcasing the landscaped yard. The main level features a bright living room, two bedrooms- including a spacious primary retreat with its own en-suite, another full bathroom, and the convenience of main floor laundry. The open concept kitchen and dining area overlook the incredible recreation room below, while large windows bring in an abundance of natural light into the home. Downstairs, there is an impressively large recreation room with custom built-ins, and the versatile space can transform into whatever you need: a theatre, gym, games room, or kids' play space. You'll also find three additional bedrooms and another full bathroom, making the lower level perfect for big families or hosting guests. This home also features two gas fireplaces bring warmth and character to the two living areas, while custom built-ins highlight the home's quality and design. Completing the package is a double attached garage, offering convenience and extra storage year-round. Located just minutes from schools, playgrounds, parks, and the Birchwood Trails, this property combines comfort, convenience, and lifestyle. A rare



opportunity to own in the â€œBâ€™s,â€• this home is ready to welcome its next family.

Built in 1996

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2250701 |
| Price | \$539,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,526 |
| Acres | 0.15 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 293 Ball Place |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 2A6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Garage Faces Front, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks |
| Appliances | Other |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|----------------|
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Treed |
| Roof | Cedar Shake |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|-------------------|
| Date Listed | August 22nd, 2025 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.