

\$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 "B"™s, 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
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