

# \$299,900 - 369 Ash Way, Fort McMurray

MLS® #A2190590

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Check out this DEAL!!!! How about a FULLY FURNISHED 3 bedroom, 2 bath Double Wide located in a desired Timberlea neighbourhood with NO CONDO FEES! Take a peek inside 369 ASH WAY and you will see that these folks have taken care of the home keeping it clean and maintained over the years. You will find updates over the last 5 years that include interior paint, some flooring, hot water tank, washer, dryer, and fridge. This home has central A/C and a gas fireplace too. There is ample storage in the 10 x 14 shed and a newly painted deck to unwind on. If you're a green thumb, you'll notice custom planter boxes on the interior fence of the far side of yard. The driveway can fit 2-3 vehicles with ease. Moving inside the home the MASSIVE primary is located at the far end which includes a good sized walk-in closet, and an amazing ensuite bath boasting its own corner tub, stand alone shower and long vanity. Down the hall past the laundry room you'll be pleased with the large open concept kitchen/dining beaming with natural lighting from the well appointed skylight. You can eat right up in this kitchen. Entertaining here would be a delight with loads of cabinets, countertops and walk-in pantry. The living room is huge and can easily be arranged as two seating areas alongside the fireplace and the large bay windows. Past the living room a nice sized entry, and walk-in closet is found adjacent to the good sized 2nd bedroom and 4 piece bath. You'll find a fair sized 3rd



bedroom with a walk-in closet at the front of the home! This home has tons of storage and can comfortably fit a family of 4 or 5. This Timberlea location is close to schools, shopping, bus routes and so much more! Reach out today for your personal viewing!

Built in 2007

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2190590                |
| Price          | \$299,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,520                   |
| Acres          | 0.10                    |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 369 Ash Way   |
| Subdivision | Timberlea     |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9K 0H7       |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Driveway, Off Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Chandelier, Laminate Counters, Skylight(s)          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |

|                 |                                      |
|-----------------|--------------------------------------|
| Cooling         | Central Air                          |
| Fireplace       | Yes                                  |
| # of Fireplaces | 1                                    |
| Fireplaces      | Blower Fan, Gas, Living Room, Mantle |
| Basement        | None                                 |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard, Rectangular Lot     |
| Roof              | Asphalt Shingle                |
| Construction      | Mixed, Vinyl Siding            |
| Foundation        | Piling(s)                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 144                |
| Zoning         | RMH-1              |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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