

**272 Ball Place**  
**Fort McMurray, Alberta**

**MLS # A2244364**



**\$720,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,615 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Few Trees, Garden, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum
<b>Roof:</b>	Rubber
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, High Ceilings, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, dishwasher, washer & dryer, A/C

If you're looking for space, comfort, and an unbeatable location—look no further. This beautifully maintained 5-bedroom home sits on a quiet street in the desirable B's of Timberlea. Upstairs, you'll find FOUR generous bedrooms and two fully renovated bathrooms. The main floor boasts a bright living room with high ceilings, formal dining area and a large family room with a cozy wood-burning fireplace. The kitchen is perfect for the home chef, featuring ample counter and cupboard space. A laundry area and convenient half bath complete this level. The fully developed basement features a soundproof media room, a spacious games room, an additional bedroom, a 3-piece bathroom, and a massive storage room—because you can never have too much space! Step outside from the kitchen/family room into a stunning covered sunroom—complete with blinds for privacy and comfort. The large, fenced backyard is perfect for summer barbecues, gardening, or simply relaxing outdoors. Not only is the home move-in ready, but it also comes with major upgrades, including a high-efficiency furnace and a hot water tank—all replaced in 2017. Plus a durable Euroshield rubber roof - you'll never have to worry about replacing shingles again. Ideally located across from a park and playground, with schools, shopping, and the Birchwood Trails just steps away. Don't miss your chance to own this incredible family home. Call today to book your private showing!