



272 Ball Place , Fort McMurray, Alberta - \$720,000



Main Photo

Property Description

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. There is a transferrable life time warranty on the Euroshield rubber roof for peace of mind. 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!

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