

# \$333,333 - 109 Balsam Way, Fort McMurray

MLS® #A2237858

**\$333,333**

3 Bedroom, 2.00 Bathroom, 1,524 sqft  
Residential on 0.10 Acres

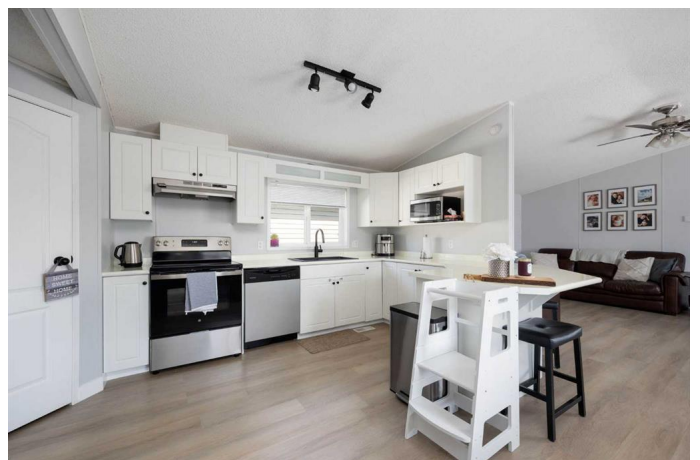
Timberlea, Fort McMurray, Alberta

Welcome to 109 Balsam Way – a beautifully updated 2007 manufactured home in Timberlea that perfectly blends style, function, and incredible added value with a detached garage.

Step inside and you'll instantly appreciate the fresh feel of this home. The bright white kitchen is accented by trendy black hardware, epoxy-finished countertops, and a brand new stove and oven (2025), making it a delightful space to cook and gather. The open-concept living area features updated flooring (2024) and a charming shiplap feature wall that adds character and warmth. Stay cool all summer with central AC (2018) and enjoy the peace of mind that comes with a brand new hot water tank (May 2025) and newer washer and dryer (2022).

This home offers three bedrooms and two full bathrooms, including a spacious primary retreat complete with a walk-in closet and a luxurious 4-piece ensuite featuring a corner soaker tub and separate shower. The main bathroom, shared by the two secondary bedrooms, boasts an updated vanity, while the larger secondary bedroom offers its own walk-in closet. Neutral paint tones carry throughout, creating a modern and cohesive backdrop ready for your personal touch.

Outside, the fenced yard is designed for both relaxation and practicality. A multi-tiered deck



is perfect for summer barbecues, and a double swing gate allows easy access to the 10'6" x 18'6" detached garage. This garage is a perfect space for storing toys, hanging out, or having fun with hobbies – heated with an overhead heater (2024), wired for 220, concrete floor with rough-in for infloor heating, and complete with a handy storage loft.

With thoughtful updates inside and a functional garage outside, this property is a fantastic find for anyone seeking quality, functionality, and style in Timberlea. Come see it for yourself – this one is ready to welcome you home!

Built in 2007

**Essential Information**

MLS® #	A2237858
Price	\$333,333
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,524
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

**Community Information**

Address	109 Balsam Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G2

**Amenities**

Parking Spaces	3
Parking	Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Chandelier, Open Floorplan, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Pillar/Post/Pier

### Additional Information

Date Listed	July 7th, 2025
Days on Market	9
Zoning	RMH-1

### Listing Details

Listing Office	EXP REALTY
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