

# \$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, Refrigerator, Washer/Dryer, Range Hood
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	Rectangular Lot, Back Yard
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	January 27th, 2025
Days on Market	157
Zoning	RMH-1

## Listing Details

Listing Office	People 1st Realty
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