

# \$462,000 - 117 Ball Place, Fort McMurray

MLS® #A2241479

**\$462,000**

4 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 117 Ball Place! Located in Timberlea, this well maintained 4 bedrooms and 3 bathrooms bi-level home with NEWER WINDOWS and SHINGLES (35 years) DONE IN 2012 offers 2,400 sqft of living space, CENTRAL AIR, DOUBLE ATTACHED GARAGE and fiber optic high speed internet. As you walk in the front door and up to the main floor, you will find a bright living room featuring carpet flooring and a wood burning fireplace with brick mantel for cozy winter nights. Towards the back of the house are the dining room and huge kitchen featuring hardwood floor, plenty of wooden cabinetry, stainless steel appliances and back sliding door with access to the large back deck. Down the hall are 2 good size bedrooms, a 4-piece main bathroom and also the primary bedroom with a 3-piece ensuite. In the basement you will find carpet throughout installed in 2017, a huge family room with a bar and gas fireplace and another bedroom with 3-piece ensuite and walk in closet. The basement also has storage room, laundry, furnace replaced in 2016 and hot water tank that is only a few years old. The backyard is fully fenced and has a shed for extra storage. Just steps away from parks and walking trails and within walking distance of St. Anne's Catholic School, Timberlea Public School, Holy Trinity Catholic High School and McTavish Public High School. Don't miss this opportunity and book an appointment today!



Built in 1985

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241479    |
| Price          | \$462,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,309       |
| Acres          | 0.14        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

Community Information

|             |                |
|-------------|----------------|
| Address     | 117 Ball Place |
| Subdivision | Timberlea      |
| City        | Fort McMurray  |
| County      | Wood Buffalo   |
| Province    | Alberta        |
| Postal Code | T9K 2E2        |

Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                |
| Cooling           | Central Air                                                               |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 2                                                                         |
| Fireplaces        | Gas, Wood Burning                                                         |
| Has Basement      | Yes                                                                       |

Basement                      Finished, Full

**Exterior**

Exterior Features      Lighting, Private Yard  
Lot Description        Back Yard, Front Yard, Street Lighting, Yard Lights  
Roof                      Shingle  
Construction          Brick, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 19th, 2025  
Days on Market        26  
Zoning                    R1

**Listing Details**

Listing Office            KIC Realty

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