



GRASSROOTS
REALTY GROUP

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164 Balsam Way
Fort McMurray, Alberta

MLS # A2316506



\$370,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,521 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, On Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Open Floorplan		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, STAND-UP FREEZER, EXTRA FRIDGE IN THE LAUNDRY ROOM

164 Balsam Way, Timberlea. No condo fees. Detached. Move-in ready. Comfortable, affordable, and genuinely spacious, it's the detached modular home you have been waiting for. Pull up to a wide driveway and a fully fenced yard with a big swing gate, then come inside to an open floor plan finished with new vinyl flooring. The living room is generous enough for a large sectional and anchored by a cozy gas fireplace. The dining area features its own built-in buffet and hutch, with garden doors that open directly onto a large deck for easy summer entertaining. The kitchen is bright and airy, with an island that makes the perfect prep space, abundant counter room, full upper and lower cabinetry, stainless steel appliances, and a spacious pantry to keep everything in its place. A spacious laundry room offers room for stand up freezers and extra food storage, plus its own door to the backyard. The primary suite is a true retreat, easily fitting a king size bed with nightstands on both sides and room to spare for dressers. It features a wide closet and a large ensuite built around a jetted jacuzzi tub, a stand up shower, and a private toilet room. Two more well-sized bedrooms sit at the opposite end of the home, giving family and guests their own privacy, along with a second full bathroom. Outside, the spacious deck overlooks an ample backyard with plenty of room for a playground set, pets to roam, and gatherings to grow. There is even a 12x16 shed with a garage door and 220 wiring, ready to store all your toys. Stay comfortable year round with central air conditioning. Recent updates and maintenance include an underbelly inspected and tidied up in 2024, new heat trace, a furnace serviced quarterly, an air conditioning unit overhauled in 2024 with a new fan, and new vinyl flooring. The location is unbeatable. Timberlea is one of Fort McMurray's most loved family

communities, with quick access to the Birchwood Trails, Syncrude Athletic Park, scenic ponds, parks and playgrounds, the outdoor spray park, and a full range of schools, shopping, and everyday amenities close to home. Affordable, comfortable, and ready to welcome you. Come see 164 Balsam Way. Request a Private Showing Experience.