



GRASSROOTS
REALTY GROUP

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209 Ash Way
Fort McMurray, Alberta

MLS # A2332000



\$359,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Street Lighting		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Storage, Vinyl Windows, Wet Bar		

Inclusions: Refrigerator (x2), Stove, Dishwasher(x2), OTR Microwave(x2), Cooktop, Washer (x2), Dryer (x2), All Existing Window Coverings

Welcome to 209 Ash Way - a fully developed 5 bedroom, 3 bathroom bungalow located in the heart of Timberlea, just steps from schools, walking trails, parks, restaurants, and everyday amenities. This home offers exceptional parking and flexibility with front paved parking for 2 vehicles plus rear alley access to additional paved parking for 3, ideal for multiple vehicles, recreational toys, and even RV parking. Inside, the bright open-concept main floor is designed for both comfort and entertaining. The kitchen features a corner pantry, generous counter space, and a functional eat-up island that flows seamlessly into the dining area and living. Patio doors lead directly to the exterior deck and fully landscaped yard, perfect for summer BBQs and gatherings. The spacious primary bedroom features a large ensuite complete with a relaxing corner jetted tub and separate stand-up shower. Two additional bedrooms complete the upper level, offering the ideal layout for families. Downstairs, the fully developed basement offers a large recreational/living room area, high ceilings, two spacious bedrooms, a full 4-piece bathroom, and a kitchenette, creating excellent potential for extended family living, guests, or added versatility. Additional highlights include central air conditioning, ample storage, both main floor and basement laundry and a layout designed for growing families. This is a home that truly offers space, flexibility, and location. Call to book your viewing today!