



GRASSROOTS
REALTY GROUP

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165 Balsam Way
Fort McMurray, Alberta

MLS # A2335672



\$350,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,156 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Off Street, Owned, Parkade, Parking Pad, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Block	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

OPEN HOUSE: AUG 8th 2:30-4PM. Immediate Possession! No Condo Fees! Welcome to 165 Balsam Way in the heart of Timberlea, where this well maintained 3 bedroom, 2 bathroom modular home sits on a fully fenced lot with a large detached workshop wired for 220, perfect for the hobbyist or anyone who needs real workspace at home. Inside, a spacious entrance welcomes you, and new flooring and paint throughout mean the work is already done. The open concept main living space features a vaulted ceiling, a large living and dining area with big bright windows, and a kitchen with stainless steel appliances, corner pantry, and an island with extra storage. Down the hall, the primary bedroom offers a walk in closet and its own ensuite with shower, plus two additional bedrooms and a full main bathroom. The updates here add real value: furnace replaced (2025), tankless glycol hot water on demand (2024), newer dishwasher (2024), and thorough insulation with ground sheeting under the home to help keep heating costs down. Outside, enjoy a front veranda, a back deck freshly stained (July 2026), and an easy to maintain yard with room to relax or entertain. 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 home. No condo fees, no compromises. Come see it for yourself. Book your private showing today.