



GRASSROOTS
REALTY GROUP

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209 Ball Place
Fort McMurray, Alberta

MLS # A2349922



\$619,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,453 sq.ft.	Age:	1997 (29 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: Fridge, Stove Dishwasher, hood fan, washer, dryer, wine firdge, hot tub as is, pool and filters (as is),

RENOVATED! ATTACHED DOUBLE GARAGE! LOCATED IN THE B’S! Welcome to 209 Ball Place, a beautifully renovated family home offering 6 bedrooms, 3 full bathrooms, and plenty of space for the entire family! Upon entry, you’re greeted by a spacious foyer featuring a custom bench, closet, and built-in storage, with stairs leading up to the bright, open-concept main living area. The inviting living room flows seamlessly into the stunning custom kitchen, complete with ample concrete countertops, abundant cabinetry, a large island, brick backsplash, open shelving, and newer stainless steel appliances. Freshly finished flat white ceilings complement the elegant exposed beams, creating a warm and modern feel throughout the great room. The adjoining dining area provides direct access to the two-tiered deck and fully fenced, landscaped backyard, making it the perfect space for summer barbecues and entertaining. The main floor is complete with three bedrooms and two full four-piece bathrooms, including a spacious primary bedroom featuring a walk-in closet and private ensuite. Downstairs, you’ll find three additional bedrooms, a third four-piece bathroom, a generous recreation room, a dedicated laundry room, and multiple storage areas, providing plenty of flexibility for a growing family, guests, or a home office. Outside, the attached double garage features hot and cold water, while the aggregate concrete driveway offers additional parking. Recent upgrades include new vinyl plank flooring, fresh paint throughout, updated light fixtures, countertops, cabinet hardware, mirrors, select interior doors, select toilets, and much more! With six bedrooms, extensive renovations, a functional layout, and a desirable location in the B’s, this home is ready for its next family. Call today to book your personal showing!

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