

# \$324,900 - 253 Ash Way, Fort McMurray

MLS® #A2224058

**\$324,900**

4 Bedroom, 3.00 Bathroom, 1,478 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 253 Ash Way! A Spacious Family Home on a Generous Pie-Shaped Lot

This inviting single-family home offers the perfect blend of space, comfort, and functionality. The main floor features a bright and spacious living room, a dedicated dining area, and a well-appointed kitchen—all enhanced by a soaring vaulted ceiling that adds a touch of grandeur. Mainfloor, youâ€™ll find three generous bedrooms, including a master retreat complete with a walk-in closet and private en suite.

The full basement expands your potential living space with a large rec room, a fourth bedroom, a full bathroom, and a separate office, ideal for remote work or hobbies. Step outside to enjoy the oversized pie-shaped backyard, offering plenty of room for barbecues, playtime, or letting your pets roam freely. Whether youâ€™re entertaining or enjoying a quiet evening at home, this property checks all the boxes.

Built in 2006

## Essential Information

MLS® #	A2224058
Price	\$324,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,478
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	253 Ash Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G2

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Laminate Counters, Separate Entrance
Appliances	Other
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Greenbelt, Irregular Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	66

Zoning

RMH-1

## **Listing Details**

Listing Office

EXP REALTY

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