

\$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 | 63 |

Zoning

RMH-1

Listing Details

Listing Office

EXP REALTY

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