$335,000 - 116 Balsam Way, Fort McMurray

MLS® #A2246399

$335,000
3 Bedroom, 2.00 Bathroom, 1,524 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 116 Balsam Way: a meticulously maintained 1,500 sq./ft manufactured home tucked into a quiet, established Timberlea neighbourhood with NO CONDO FEES and a great sized lot with an oversized shed perfect for storage or your man cave offering exceptional value. This home is a perfect option for anyone seeking low-maintenance living, extra space, and room to store all the toys.
The layout offers a spacious interior with laminate flooring throughout the main living spaces, a cozy gas fireplace in the living room and plenty of natural light. The kitchen includes stainless steel appliances, plenty of counter and storage space with a walk-in pantry, and a dedicated laundry room just off the back door for added convenience. The fridge was replaced in 2024 and the washer in 2025.
One of the standout features of this home is the oversized primary bedroom, complete with a walk-in closet and an ensuite bathroom that includes a large soaker tub and a separate shower.
On the opposite end of the home two additional bedrooms are found with a four piece bathroom that sits between them, both bedrooms generous in size with one having its own walk in closet. There is also a generous storage closet plus a separate coat closet at the front entry of the home, providing plenty of space to keep things organized.
Outside, the oversized shed is outfitted with an

overhead garage door, insulation, plywood finishing, full power, and an electric heaterâ€”making it the ideal workshop or additional storage space. There's also an RV gate for secured parking or recreational vehicle storage, and central air conditioning to keep the home cool during the summer months.
This home has clearly been loved and maintained with care and pride of ownership. If youâ€™re searching for affordable living with space, parking, and privacy in a move-in ready homeâ€”this is it.

Built in 2007

Essential Information

MLS® #	A2246399
Price	$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,524
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	116 Balsam Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0E9

Amenities

Parking Spaces	2

Parking	Driveway, Front Drive, Parking Pad, RV Access/Parking, Side By Side, RV Gated

Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 8th, 2025
Days on Market	19
Zoning	RMH-1

Listing Details

Listing Office	The Agency North Central Alberta

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