

\$265,500 - 305 Ash Way, Fort McMurray

MLS® #A2267396

\$265,500

3 Bedroom, 2.00 Bathroom, 1,516 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

NO CONDO FEES! This spacious home offers 1500+ sq ft of living space, 3 bedrooms 2 full bathrooms, on a generously sized lot that is fenced. Situated in the heart of Timberlea in walking distance to schools from K-12, parks, shopping, and more. This is a fantastic opportunity to own at an affordable price. Inside this home, you have an open-concept living area with a large living room featuring a corner gas fireplace and vaulted ceilings. The spacious kitchen features loads of cabinets, an island, and corner pantry. The Primary bedroom features a beautiful full ensuite with a center oversized soaker tub with jets and a standup shower. There are an additional 2 bedrooms, and a full bathroom at the front of the home. The exterior of the home offers great parking and room for RV parking. Why rent when you can own your own personal property. Call today for your personal tour.

Built in 2007

Essential Information

MLS® #	A2267396
Price	\$265,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,516
Acres	0.10
Year Built	2007



Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	305 Ash Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G3

Amenities

Parking Spaces	2
Parking	Driveway, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Crawl Space

Exterior

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

Additional Information

Date Listed	October 30th, 2025
Days on Market	10

Zoning

RMH-1

Listing Details

Listing Office

COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.