

# \$449,900 - 157 Ash Way, Fort McMurray

MLS® #A2216669

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,478 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 157 Ash Way! NO CONDO FEES! FULL 1400 sqft BASEMENT! DETACHED GARAGE! The cozy front porch welcome you to this spacious and well-designed home is perfect for families or investors alike! Step into the inviting front living room featuring vaulted ceilings, durable laminate flooring, and a cozy corner gas fireplace. The kitchen is very functional with stainless steel appliances, a corner pantry, and an eat-up bar that opens to the dining nook, complete with a built-in coffee bar. Down the hall, youâ€™™ll find a 4PC main bathroom and three comfortable bedrooms, including a generous primary suite with a walk-in closet and a large ensuite boasting a corner jetted tub and separate shower. A wide staircase leads to the FULLY DEVELOPED BASEMENT, which also offers a separate entrance to the side yardâ€™™ideal for future suite potential or privacy. With over 1,400 sq. ft. of space, the basement includes a massive family room that easily fits a pool table and dart board (flooring was purposefully left unfinished in this area to prevent wear), two additional bedrooms with individual built-in electric heaters, a full 4PC bathroom, and a large storage room. This lower level is the ultimate hangout zone! Outside, the unique yard layout offers flexibility and function. Enjoy a double parking pad in the front, a detached single-car garage with backalley access in the back, and the rare bonus of front and rear RV/TOY ACCESS into the yard.



Built in 2007

## Essential Information

MLS® #	A2216669
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,478
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	157 Ash Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0E2

## Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 26th, 2025
Days on Market	48
Zoning	RMH-1

### Listing Details

Listing Office	RE/MAX Connect
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