

# \$275,908 - 189 Ash Way, Fort McMurray

---

MLS® #A2213438

## \$275,908

5 Bedroom, 2.00 Bathroom, 1,486 sqft  
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 189 Ash Way! This beautiful single family detached home features a SEPARATE Entrance and comes with a beautiful front veranda porch to hang out! Step Inside and you will discover on the main floor 3 bedrooms, 2 bathrooms, with the Primary bedroom having its own 5 pc ensuite bath and walk in closet. The basement, is framed up for 2 bedrooms, huge family room, and where you can put your creative touches, offering potential expansion for future living space or rental opportunity (subject to city approval). The OPEN Concept floor plan is great for entertaining family and friends. Put your imagination to work here and reap the rewards! All this and NO CONDO FEES! A Great location Close to schools, shopping, bus route and offered at a reasonable price, this home ticks lots of buttons for the savvy buyer! CALL NOW TO BOOK YOUR PERSONAL TOUR! Property is sold as is where is without any seller's warranties or representations. Schedule A must accompany all offers.



Built in 2007

## Essential Information

MLS® #	A2213438
Price	\$275,908
Bedrooms	5
Bathrooms	2.00
Full Baths	2

Square Footage	1,486
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	189 Ash Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0E2

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Exterior

### Exterior

Exterior Features	None
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	61
Zoning	RMH-1



**Listing Details**

Listing Office            RE/MAX Connect

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.