

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

MLS® #A2267396

## \$265,500

3 Bedroom, 2.00 Bathroom, 1,516 sqft  
Residential on 0.10 Acres

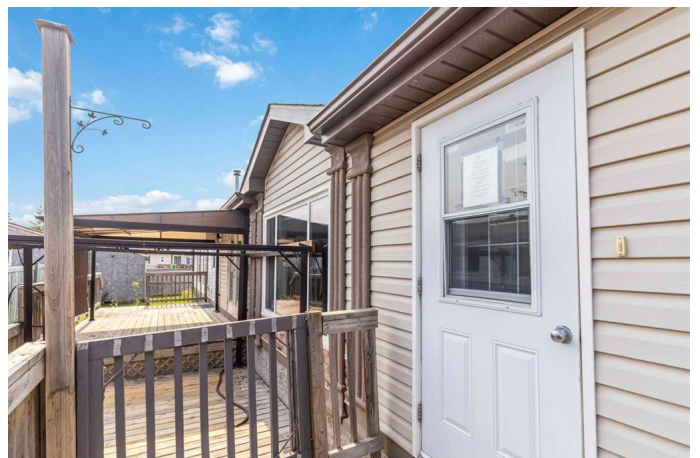
Timberlea, Fort McMurray, Alberta

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

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