

\$349,900 - 253 Ash Way, Fort McMurray

MLS® #A2224058

\$349,900

4 Bedroom, 3.00 Bathroom, 1,478 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 253 Ash Way! A Spacious Family Home on a Generous Pie-Shaped Lot

This inviting single-family home offers the perfect blend of space, comfort, and functionality. The main floor features a bright and spacious living room, a dedicated dining area, and a well-appointed kitchen—all enhanced by a soaring vaulted ceiling that adds a touch of grandeur. Mainfloor, youâ€™ll find three generous bedrooms, including a master retreat complete with a walk-in closet and private en suite.

The full basement expands your potential living space with a large rec room, a fourth bedroom, a full bathroom, and a separate office, ideal for remote work or hobbies. Step outside to enjoy the oversized pie-shaped backyard, offering plenty of room for barbecues, playtime, or letting your pets roam freely. Whether youâ€™re entertaining or enjoying a quiet evening at home, this property checks all the boxes.

Built in 2006

Essential Information

MLS® #	A2224058
Price	\$349,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,478
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	253 Ash Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G2

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Other
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Greenbelt, Irregular Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	23

Zoning

RMH-1

Listing Details

Listing Office

EXP REALTY

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