

**116 Balsam Way**  
**Fort McMurray, Alberta**

**MLS # A2246399**



**\$335,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Parking Pad, RV Access/Parking, RV Gated, Side By S		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed Heater.		

Welcome to 116 Balsam Way: a meticulously maintained 1,500 sq./ft manufactured home tucked into a quiet, established Timberlea neighbourhood with NO CONDO FEES and a great sized lot with an oversized shed perfect for storage or your man cave offering exceptional value. This home is a perfect option for anyone seeking low-maintenance living, extra space, and room to store all the toys. The layout offers a spacious interior with laminate flooring throughout the main living spaces, a cozy gas fireplace in the living room and plenty of natural light. The kitchen includes stainless steel appliances, plenty of counter and storage space with a walk-in pantry, and a dedicated laundry room just off the back door for added convenience. The fridge was replaced in 2024 and the washer in 2025. One of the standout features of this home is the oversized primary bedroom, complete with a walk-in closet and an ensuite bathroom that includes a large soaker tub and a separate shower. On the opposite end of the home two additional bedrooms are found with a four piece bathroom that sits between them, both bedrooms generous in size with one having its own walk in closet. There is also a generous storage closet plus a separate coat closet at the front entry of the home, providing plenty of space to keep things organized. Outside, the oversized shed is outfitted with an overhead garage door, insulation, plywood finishing, full power, and an electric heater&mdash;making it the ideal workshop or additional storage space. There's also an RV gate for secured parking or recreational vehicle storage, and central air conditioning to keep the home cool during the summer months. This home has clearly been loved and maintained with care and pride of ownership. If you're searching for affordable living with space, parking, and privacy in a move-in ready home&mdash;this is it.