

\$414,000 - 221 Ash Way, Fort McMurray

MLS® #A2231444

\$414,000

7 Bedroom, 3.00 Bathroom, 1,488 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 221 Ash Way-NO CONDO FEES and Over 2,800 Sq. Ft of total living space!! Spacious & Versatile Home with Rental Potential or room for multiple families with SEVEN bedrooms, a separate entrance and lots of parking!

Step onto the charming covered front veranda, an inviting space perfect for morning coffee or winding down in the evening. As you walk inside, a grand open entryway welcomes you into the bright and airy living room, kitchen, and eat-in area. Vaulted ceilings enhance the open-concept design, making the space feel even larger and more inviting—ideal for gatherings and everyday comfort. A full bathroom adds convenience for family and guests alike. This home also features three well-appointed bedrooms on the main level, including a large primary suite with an ensuite that boasts a luxurious corner jacuzzi tub. Perfect for relaxation.

As you make your way downstairs, you'll notice the bonus of a separate entrance and be pleasantly surprised by the extra-wide staircase leading to an expansive lower level. Designed for functionality and versatility, this basement boasts FOUR more spacious bedrooms, two of which also offer large walk-in closets, along with another full bathroom, dedicated laundry room, and additional storage spaces. Luxury vinyl plank flooring covers all the main spaces down here with carpet in the bedrooms keeping them nice and cozy. A huge rec room serves as a second



living area, a stylish kitchenette area, complete with white cabinetry and a stunning glass backsplash. Thoughtfully designed with a separate entrance, this lower level presents exciting mortgage-helper potential, offering the option for rental income. Plus, with rear parking and back-alley access, this home provides both practicality and investment opportunity—all wrapped up in one incredible package. The fully fenced yard also provides the bonus of double gate access entry from both the front and back with plenty of space for any of your toys or storage needs! Close to schools, parks, trails and many other amenities.

Don't miss the chance to own this spacious, functional, and beautifully designed home—a must-see! Call today to book your own private tour.

Built in 2007

Essential Information

MLS® #	A2231444
Price	\$414,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,488
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	221 Ash Way
Subdivision	Timberlea
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9K0G2

Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Parking Pad, Off Street, On Street, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Pantry, Soaking Tub, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Microwave, Stove(s)
Heating	Forced Air, Natural Gas, Hot Water
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Back Lane, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	150
Zoning	RMH-1

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

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.