



THE
A-TEAM

**RE/MAX
FIRST**

427 FIREWEED Crescent, Fort McMurray T9K 0J2

MLS® #: **A2104450**

Area: **Timberlea**

Listing Date: **01/29/24**

List Price: **\$727,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Finished Floor Area

Lot Sz Ar:

5,143 sqft

Lot Shape:

Abv Sqft:

1,737

Low Sqft:

Ttl Sqft:

1,737

DOM

94

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Greenbelt,No Neighbours Behind,Landscaped,Street Lighting
Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Oven,Range Hood,See Remarks,Washer

Int Feat:

Ceiling Fan(s),Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	13`6" x 9`8"
Bedroom	Main	9`11" x 9`7"
Bedroom	Basement	9`8" x 8`7"
Bedroom	Basement	9`8" x 8`7"
4pc Bathroom	Basement	7`10" x 8`0"

Room	Level	Dimensions
Bedroom - Primary	Main	13`6" x 11`11"
5pc Ensuite bath	Main	9`11" x 8`10"
Bedroom	Basement	12`11" x 12`2"
4pc Bathroom	Main	4`11" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0724878

Remarks

Pub Rmks:

WELCOME HOME!! 427 Fireweed, a CUSTOM BUILT OVERSIZED BUNGALOW offers Executive living, a beautiful backdrop with a WALKING PATH BACKING TO POND, and QUITE LOCATION. WOW!!! Home includes a LEGAL WALKOUT Basement, Double heated garage, boosting a 3372 sqft of finished living space, 6 BEDROOMS, 3 BATHROOMS, A MASSIVE REC ROOM, Functional Layout, and the list goes on. Enter through the French door, inside is a HUGE foyer leading to a Great Room offering the separation to the kitchen & dining area, with a patio door leading to a rear deck overlooking your backyard with Pond views! The Huge Bright living room has a 3-way fireplace and provides extra space for an office or a 2nd dining area. The kitchen is equipped with Stainless Steel Appliances, Built-in OVEN, Granite countertops, a middle island with extra storage, and a corner pantry to stay organized. This spacious kitchen offers a breakfast nook and a formal dining area. The built-in china cabinet gives it a modern touch while providing more storage space. On this level, you will find a Primary bedroom that offers a spacious walk-in closet with built-in organizers and an ensuite with DUAL SINKS, a corner jetted tub, and a spa bath. 2 more generous-sized bedrooms and a 4 pc bath complete this level. This basement is a perfect place to entertain family and friends. 3 BEDROOMS, a huge Rec-Room with fireplace, Full kitchen, a 4 Pc bathroom, and a dining area, the basement has a great rental income potential. The whole house has high-end finishes, Hardwood flooring throughout the living, Kitchen & dining with a comfy carpet in the bedrooms. YOU'LL LOVE THIS LOCATION AND LIFESTYLE WITH INCREDIBLE VIEWS BACKING TO THE POND, QUALITY, AND CRAFTSMANSHIP IS EVIDENT THROUGHOUT THIS HOME. You are within walking distance of parks, schools, shopping, and a bus stop. Call today for a viewing!

Inclusions:
Property Listed By:

N/A
EXP REALTY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









