



THE
A-TEAM

**RE/MAX
FIRST**

363 FIREWEED Crescent, Fort McMurray T9K0J6

MLS® #: **A2109837**

Area: **Timberlea**

Listing Date: **02/23/24**

List Price: **\$559,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 03-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Lot Sz Ar:

6,562 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,386

Low Sqft:

Ttl Sqft:

1,386

DOM

83

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Attached

Utilities and Features

Roof: **Shingle**

Heating: **In Floor, Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

See Remarks

Flooring:

Vinyl Plank, Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Refrigerator, Stove(s), Washer/Dryer

Int Feat:

Kitchen Island, Pantry, See Remarks, Separate Entrance, Tankless Hot Water

Utilities:

Room Information

Room

4pc Bathroom

4pc Bathroom

Bedroom

Bedroom

Bedroom

Level

Main

Suite

Main

Suite

Suite

Dimensions

0`0" x 0`0"

0`0" x 0`0"

10`7" x 9`4"

13`2" x 9`10"

11`9" x 13`11"

Room

4pc Ensuite bath

Bedroom - Primary

Bedroom

Bedroom

Level

Main

Main

Main

Suite

Dimensions

0`0" x 0`0"

14`7" x 12`0"

13`3" x 9`5"

12`5" x 12`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0724878

Remarks

Pub Rmks:

This spacious corner lot home offers 6 bedrooms and 3 bathrooms, providing ample space for a large family or for those who love to host guests. The main floor features 3 bedrooms, including a primary bedroom with an ensuite bathroom for added convenience and privacy. The kitchen is equipped with an island and pantry, making meal preparation and storage a breeze. Adjacent to the kitchen is the dining area with patio doors to a great sized deck. The living room boasts beautiful hardwood floors, adding warmth and character to the space. The basement of this home is a 3-bedroom legal suite with a separate entrance and parking, offering potential rental income or a perfect space for extended family members. The suite has been recently painted and features (LVP) floors, creating a modern and low-maintenance living environment. It also includes, in floor heating, a full kitchen with a dining area, a comfortable living room, a full bathroom, and a laundry room. In addition to the spacious interior, this home offers a heated garage, ensuring that your vehicles are protected from the elements. Other notable features include central air conditioning for optimal comfort, hot water on demand for energy efficiency, and in-floor heating in the basement for added warmth during the colder months. The presence of a legal suite provides the opportunity for rental income, which can help with the mortgage payments and provide financial flexibility. This home offers a combination of functionality, comfort, and potential income, making it an excellent choice for those looking for a versatile and inviting living space. Call today to schedule your private viewing.

Inclusions:
Property Listed By:

**Fridge x2, stove x2, dishwasher, washer x2, dryer x2, microwave
RE/MAX FORT MCMURRAY**

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











