



THE
A-TEAM

**RE/MAX
FIRST**

146 IRIS Way, Fort McMurray T9K 0H3

MLS®#: **A2110376**

Area: **Timberlea**

Listing Date: **02/27/24**

List Price: **\$629,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Lot Sz Ar:

5,221 sqft

Lot Shape:

Abv Sqft:

1,878

Low Sqft:

Ttl Sqft:

1,878

DOM

73

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,See Remarks

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate,See Remarks

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Oven,Refrigerator,See Remarks,Washer

Int Feat:

Central Vacuum,Granite Counters,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`5" x 15`0"
Kitchen	Main	13`9" x 10`8"
Laundry	Main	8`11" x 8`8"
4pc Ensuite bath	Second	9`9" x 5`5"
Bedroom	Second	11`5" x 11`2"
Game Room	Basement	16`7" x 16`6"
Kitchenette	Basement	7`4" x 7`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`7" x 7`0"
2pc Bathroom	Main	4`6" x 5`2"
Bedroom - Primary	Second	14`0" x 11`4"
Bedroom	Second	13`8" x 11`4"
Bonus Room	Second	14`11" x 15`6"
Bedroom	Basement	10`9" x 10`7"
4pc Bathroom	Basement	4`11" x 7`5"

Furnace/Utility Room	Basement	7`8" x 12`0"	4pc Bathroom Legal/Tax/Financial	Second	9`8" x 5`4"
Title: Fee Simple Legal Desc:		Zoning: R1			
	0625490			Remarks	
Pub Rmks:	Welcome to 146 Iris Way: This meticulously maintained, 2-story home is on a quiet street in the desirable Timberlea neighbourhood, steps to scenic trails. This home has four bedrooms, 3.5 bathrooms, a spacious bonus room, and a triple car garage, and it is ready to welcome its new owners. The main level boasts an inviting open concept layout, creating a seamless flow throughout the living space. The living room's focal point is the elegant gas fireplace, complemented by built-ins that add style and functionality. The kitchen features granite countertops, newer stainless steel appliances, and a sizeable eat-up island that doubles as a culinary hub and gathering space. The main level was thoughtfully designed with a walk-through pantry connecting to the laundry room and garage, and the main floor is complete with a 2pc powder room and stunning newer tile and laminate flooring. Step out from the dining room onto the deck, where you can enjoy outdoor gatherings in the fully fenced and landscaped backyard, complete with a shed for your outdoor tools and storage. Upstairs, discover a generously sized bonus room with abundant natural light, a primary bedroom featuring a walk-in closet and a luxurious 4pc ensuite. Two additional spacious bedrooms and another 4pc bathroom complete the upper level. Heading downstairs, the fully finished basement offers a separate entrance through the garage, providing flexibility and privacy. The expansive rec room is equipped with a wet bar, providing an ideal space for entertaining. A bedroom, another 4pc bathroom, and under-the-stairs storage further enhance the functionality of this lower level. The heated triple-car garage, equipped with epoxy flooring, offers convenient access to the basement, laundry room, and backyard. Previously, it has held two large SUVs while accommodating a fully equipped gym setup and abundant storage for added versatility. Experience this meticulously maintained home's perfect blend of style, comfort, and functionality. Take advantage of the opportunity to make this your dream home in Timberlea. Schedule a private viewing today!				
Inclusions:	N/A				
Property Listed By:	The Agency North Central Alberta				

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













