



THE
A-TEAM

**RE/MAX
FIRST**

232 FIREWEED Crescent, Fort McMurray T9K 0J4

MLS®#: **A2123450**

Area: **Timberlea**

Listing Date: **04/17/24**

List Price: **\$659,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2011

Lot Information

Finished Floor Area

Lot Sz Ar:

5,289 sqft

Lot Shape:

Abv Sqft:

1,654

Low Sqft:

Ttl Sqft:

1,654

DOM

32

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Modified Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Standard Shaped Lot,Views
Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated
Garage,Oversized,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Gas Grill,Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Jetted Tub,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 7`11"	Bedroom	Main	10`2" x 13`8"
Bedroom	Main	10`2" x 12`5"	Dining Room	Main	10`9" x 14`8"
Kitchen	Main	10`9" x 20`5"	Living Room	Main	9`8" x 20`11"
4pc Ensuite bath	Second	7`2" x 11`1"	Bedroom - Primary	Second	12`2" x 19`8"
Walk-In Closet	Second	7`2" x 6`4"	4pc Bathroom	Basement	8`7" x 5`2"
Bedroom	Basement	10`0" x 14`2"	Bedroom	Basement	10`7" x 16`1"
Kitchen	Basement	8`7" x 12`8"	Game Room	Basement	11`1" x 14`1"

Storage	Basement	6`7" x 9`4"	Furnace/Utility Room Legal/Tax/Financial	Basement	12`0" x 19`11"
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Title: Fee Simple Legal Desc:		Zoning: R1			
	0821695			Remarks	

Pub Rmks:	<p>POOL INCLUDED! Welcome to 232 Fireweed Crescent: Nestled in the heart of Timberlea, this five bedroom home offers both tranquility and a promising investment opportunity with its TWO BEDROOM LEGAL SUITE, stunning Open Main Floor, and spacious attached front garage. As you step inside, the long tiled front entry sets the stage for the inviting ambiance you'll find throughout the home. However, it's the soaring vaulted ceilings and expansive stacked windows along the back of the open living space that will truly captivate you, offering picturesque views of the surrounding landscape. The adjacent dining room overlooks the front lawn, seamlessly transitioning into the kitchen, which boasts extensive counter space, ample cupboard storage, and a lengthy eat-up island perfect for entertaining. Stainless steel appliances, including a new dishwasher (2023), complement the space, while a cozy gas fireplace in the living room adds warmth and charm. Step out onto the deck, where a convenient gas line for your BBQ makes outdoor cooking a breeze, and the spacious back deck provides the perfect spot to soak in the stunning views all summer long. The fully fenced yard offers additional privacy, with enclosed storage space beneath the deck and a shed included in the sale. The main floor offers easy access to the first two bedrooms, both generously sized with ample closet space and hardwood floors. Nestled between them is a well-appointed four-piece bathroom. The primary retreat, located above the garage, provides a private space with abundant natural light, ample storage including a spacious walk-in closet, and an ensuite bathroom featuring a large soaker tub for ultimate relaxation. Down into the lower level, you'll find the laundry room within the utility room, offering ample storage space. The lower level also houses the two-bedroom legal suite, featuring an open floor plan with a well-equipped kitchen, complete with full appliances and a lengthy peninsula for dining. Two additional bedrooms, a four-piece bathroom, and in-suite laundry complete this level, with oversized windows flooding the space with natural light. Equipped with hot water on demand, a New Central A/C (2022), and hot and cold taps in the oversized garage, this home is ready to welcome you. Schedule a private tour today and seize this exceptional opportunity.</p> <p>Shed, Garage Heater. Fridge x2, Stove x2, Microwave x2, Washer & Dryer x2, Dishwasher x2.</p> <p>The Agency North Central Alberta</p>				
Inclusions: Property Listed By:					

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











