



THE
A-TEAM

**RE/MAX
FIRST**

288 FIREWEED Crescent, Fort McMurray T9K 0J5

MLS® #: **A2125580**

Area: **Timberlea**

Listing Date: **04/22/24**

List Price: **\$669,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Lot Sz Ar:

5,194 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,216

Low Sqft:

Ttl Sqft:

2,216

DOM

16

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Fruit Trees/Shrub(s),Garden,Greenbelt

Double Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

In Floor,Forced Air

Sewer:

Ext Feat:

Fire Pit,Garden

Construction:

Mixed

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garburator,Microwave,Range Hood,Refrigerator,Stove(s),Tankless Water Heater,Washer,Water Softener,Window Coverings

Int Feat:

Utilities:

Central Vacuum,See Remarks

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`4" x 13`5"	Dining Room	Main	10`5" x 12`0"
Living Room	Main	13`10" x 14`11"	Den	Main	10`11" x 11`3"
Bonus Room	Second	12`10" x 13`0"	Bedroom - Primary	Second	13`6" x 16`8"
Bedroom	Second	10`7" x 11`1"	Bedroom	Second	10`0" x 11`7"
4pc Ensuite bath	Second		4pc Bathroom	Second	
2pc Bathroom	Main		4pc Bathroom	Basement	
Family Room	Basement	14`10" x 24`9"	Bedroom	Basement	10`7" x 15`9"
Play Room	Basement	12`6" x 15`10"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R1
Legal Desc:	0724878

Remarks

Pub Rmks:	<p>EXECUTIVE HOME BACKING ONTO GREENBELT with Upgrades galore! Move-in & do nothing! The open concept main floor living area features a grand living room with floor to ceiling feature wall with a stunning gas fireplace that leads to the beautiful kitchen/dining area . The walnut hardwood throughout the main and upper floors along with the large ceramic tiles give this home the executive feel! The Kitchen has custom cabinets, quartz countertops, beautiful glass tile backsplash, upgraded stainless steel appliances, large island with breakfast bar & stools, awesome heating floor pads under the tiles in front of the sink as well as the oven, plus a walk-through pantry to the garage entrance. There is an office on the main floor with a built in desk and cabinets. Upstairs has a large and bright bonus room that is open to the living rm and features large windows that look out towards the greenspace. The massive primary bedroom has remote controlled blinds and an incredible ensuite that features a massive double shower with a heating pad in it as well as another in floor heating pad in front of the double sinks. The massive walkin closet is off the ensuite for your connivence. There are 2 other great size bedrooms and another 4 pc bathrm upstairs as well. The basement of this home features one of the the most unique "secret" castle/playrooms ever!! There is a passage leading to "Narnia" through the large storage cabinets in the massive family room. The whole basement features infloor heat which is perfect for relaxing and watching movies. There is another bedroom and 4pc bathroom as well. This home has a "man-cave" garage with in-floor heat along with a floor drain, sink, an extra washer/dryer hook up plus lots of cabinets for extra storage! The yard is beautifully landscaped with gardens & fruit trees, is fully fenced and is full of bird houses for your little friends! There is a Hot tub on the back deck for you to enjoy the scenic views of the greenbelt through the plexiglass railings. Other great features of this home are the main floor laundry, central vac with drain vac, a cold storage in the bsmt, water softener, hot water on demand and a gas BBQ hook-up on the deck. This home had new siding, shingles, soffits, facia & eves all done in 2021. As well as new triple pane windows on the front of the house to help keep the heat out. There is an upgraded A/C Unit and the security hardware stays with the home! I have probably missed some extras but this home is a DEFINITE MUST SEE! Call today to see this incredible home!</p>
Inclusions:	<p>SS Fridge, stove, range hood, dishwasher, built-in microwave, garburator, washer, dryer, Central Air Conditioning, Central Vac and attachments, alarm system hardware, 8x8 Hot Tub Shed, Chimenea, bird bath/fountain, Bird houses in backyard, 4 bar chairs in kitchen.</p>
Property Listed By:	ROYAL LEPAGE BENCHMARK

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











