



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**152 FIREWEED Crescent, Fort McMurray T9K 0J3**

MLS®#: **A2148537**

Area: **Timberlea**

Listing Date: **07/10/24**

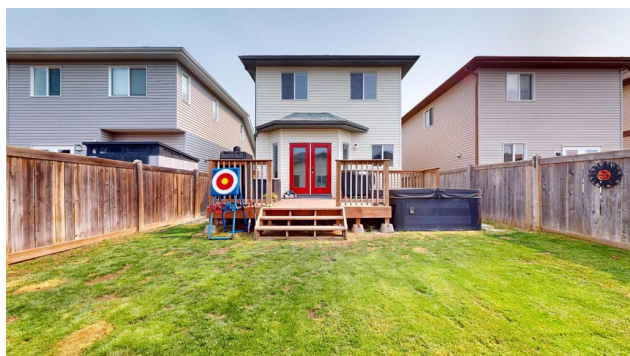
List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Fort McMurray**  
City/Town: **2009**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **3,556 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,416**  
Low Sqft:  
Ttl Sqft: **1,416**

DOM

**164**  
Layout  
Beds: **3 (3)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Shingle**  
Heating: **Floor Furnace,Natural Gas**  
Sewer:  
Ext Feat: **Rain Gutters**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Closet Organizers,High Ceilings,No Smoking Home,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Den	Basement	10`0" x 9`1"
Family Room	Basement	11`7" x 13`5"
2pc Bathroom	Main	0`0" x 0`0"
Dinette	Main	7`2" x 9`10"
Bedroom - Primary	Second	11`5" x 14`3"
Bedroom	Second	9`2" x 10`4"
4pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Den	Basement	7`7" x 9`1"
3pc Bathroom	Basement	0`0" x 0`0"
Kitchen	Main	11`8" x 16`2"
Living/Dining Room Combination	Main	20`8" x 10`7"
3pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	9`5" x 11`9"

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**R1S**

**0821695**

Remarks

Pub Rmks: **Stunning 3-Bedroom Home with Luxurious Features in a Prime Location! Welcome to your dream home! This beautifully maintained residence offers a perfect blend of elegance, comfort, and convenience. Located just steps away from parks, playgrounds, and scenic walking trails, this property promises an unparalleled lifestyle for you and your family. This stunning home features 3 spacious bedrooms, each offering ample space and natural light, along with 2 versatile dens perfect for a home office, library, or guest space. The 3.5 bathrooms, including a master ensuite with modern fixtures and finishes, provide luxury and convenience. The living room and formal dining room are ideal for entertaining guests or enjoying family dinners, while the eat-in kitchen boasts plenty of counter space, modern appliances, and a cozy breakfast nook. A warm and inviting family room offers a perfect spot for casual gatherings. Outside, the fenced yard ensures privacy and security, making it ideal for children and pets, and the deck provides an excellent space for outdoor dining and entertaining. Additional outdoor features include a hot tub for relaxation and a beautifully landscaped front garden that enhances the home's curb appeal. The double heated detached garage offers ample parking and storage, ensuring your vehicles and belongings are well-protected year-round. Don't miss the opportunity to make this exceptional property your new home. Schedule a viewing today and experience the perfect blend of luxury, comfort, and location! Title insurance in lieu of a real property report.**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air, Garage Door Opener and 2 Remote, Window Coverings, Hot Tub**

Property Listed By: **PEOPLE 1st REALTY**

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







