



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255 WILD ROSE Street, Fort McMurray T9K 0G8**

MLS®#: **A2153894**

Area: **Timberlea**

Listing Date: **08/12/24**

List Price: **\$845,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$30k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2008**

Lot Information

Lot Sz Ar:

**6,682 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,363**

Low Sqft:

Ttl Sqft:

**2,363**

DOM

**37**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Private,See Remarks,Views**

**Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Other,Private Yard**

Construction:

**Stone,Stucco**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Double Oven,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Built-in Features,See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 12`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`10" x 13`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 14`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`0" x 5`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`1" x 20`7"</b>
<b>Office</b>	<b>Main</b>	<b>8`0" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 12`5"</b>

Bedroom  
4pc Bathroom  
Bedroom  
Game Room

Upper  
Basement  
Basement  
Basement

9`0" x 13`10"  
9`5" x 13`1"  
15`0" x 18`7"

Bedroom - Primary  
Bedroom  
Kitchen

Upper  
Basement  
Basement

14`0" x 13`0"  
10`11" x 11`1"  
4`3" x 11`8"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

0625344

Zoning:  
R1

Remarks

Pub Rmks:

**EXECUTIVE HOME! WALK OUT BASEMENT! BACKING A POND , GREENSPACE AND TRAILS!! 3 FIREPLACES! OVER 3600 SQFT OF LIVING SPACE!! 255 Wild Rose Street is a custom built 2 storey home with a fully developed walk out basement that features in floor heat. Two Tone ceiling Height Maple kitchen cabinets, glass backsplash, granite counter tops, eat up bar area, built in double ovens, cooktop stove. Vaulted Ceilings in the living room and the dining room and Pillars flanking the one of a kind dining level fireplace. Custom build in bookcases in the living room, ample large windows throughout. Huge deck off the nook/dining area which overlooks the pond and has a staircase to the back yard, Main floor laundry, 2 piece bath and den/bedroom complete this level. Beautiful hardwood floors on main and upper levels. On the second level you will find the Large Master bedroom with walk in closet and spa like ensuite with stand alone tub, separate shower, privacy toilet. Enjoy the fantastic view of the pond from the balcony in the master bedroom. In addition there is a Bonus room on the second level. The walk out basement has 9' ceilings, a huge family room with stone fireplace, with cabinets on each side, 2 bedrooms-one with a walk in closet, a 3 piece bath, and kitchenette off the family room. Additional features include an triple Exposed aggregate drive, exposed aggregate walks, steps, covered patio. In floor heat in the garage. Fenced and gated yard with exceptional views !!!!**

Inclusions:  
Property Listed By:

**Deep Freezer, stove in basement( As Is), 2 sheds  
ROYAL LEPAGE BENCHMARK**

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











