

109 FIREWEED Crescent, Fort McMurray T9K 0J3

MLS®#: **A2158606** Area: **Timberlea** Listing Date: **08/17/24** List Price: **\$619,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$21k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **5,385 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,376**
 Low Sqft:
 Ttl Sqft: **2,376**

DOM

32
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Greenbelt,Landscaped,Views**
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Barbecue**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,See Remarks,Stove(s),Washer**
 Int Feat: **Built-in Features,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Sump Pump(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 6`5"	Dining Room	Main	9`8" x 15`0"
Living Room	Main	14`9" x 13`7"	Foyer	Main	8`0" x 9`0"
Kitchen	Main	8`3" x 13`0"	Living/Dining Room Combination	Main	11`11" x 19`6"
4pc Bathroom	Upper	8`6" x 5`1"	5pc Ensuite bath	Upper	11`7" x 10`2"
Bedroom	Upper	12`7" x 13`7"	Bedroom	Upper	18`4" x 10`0"
Laundry	Upper	5`6" x 6`4"	Bonus Room	Upper	19`11" x 17`7"

Bedroom - Primary
4pc Bathroom
Bedroom
Game Room

Upper
Basement
Basement
Basement

12`4" x 14`3"
5`9" x 8`1"
9`0" x 14`1"
9`6" x 14`7"

Walk-In Closet
Bedroom
Kitchen
Furnace/Utility Room

Upper
Basement
Basement
Basement

6`6" x 8`11"
10`8" x 13`0"
10`11" x 10`8"
18`9" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0821695

Remarks

Pub Rmks:

Welcome to This Professionally Custom Built WALKOUT 2 Story Home Backing on to GREEN SPACE AND POND with 2 Bedrooms Legal Suite! Imagine Entertaining your family and friends in This Stunning Home with SPACIOUS floor plan Features Formal living and dining rooms, flowing seamlessly into an open concept kitchen, family room, and dining nook. The kitchen boasts stainless steel appliances, mocha cabinets, a gas stove, granite countertops, a tile backsplash, heated floors and a corner pantry. The family room, with its large window, gas fireplace, hardwood floors, and matching mantle, provides direct access to a deck with a View of the Pond and a fenced, landscaped yard. Upstairs, The Primary Bedroom includes a large walk-through closet and a Luxurious 5-piece ensuite with a jet tub and a separate shower. The upper floor also offers two more bedrooms, a full bath, and a 19'11" x 17'7" BONUS ROOM finished with Elegant Wainscoting. You will LOVE the convenience of the 2nd FLOOR LAUNDRY. The basement is FULLY DEVELOPED with a 2-bedroom Legal Suite, featuring large windows with pond views, a full kitchen, a common area, and a full bathroom. Outside, you'll find concrete steps leading to a WALK-OUT PATIO/CONCRETE PAD. Additional bonuses include Central A/C, central vacuum, two furnaces, a finished 24' x 20' HEATED Attached Garage, a wide AGGREGATE EXPOSED driveway, modern lighting and pot lights, and upgraded molding and baseboards.

Inclusions:
Property Listed By:

2 Dishwasher, 2 Microwave, 2 Refrigerator, 2 Stove(s), 2 Washer/Dryer, Garage door opener, A/C
RE/MAX FORT MCMURRAY

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





