



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**415 FIREWEED Crescent, Fort McMurray T9H 1R8**

MLS®#: **A2165416**

Area: **Timberlea**

Listing Date: **09/12/24**

List Price: **\$829,900**

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: **5,148 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,918**  
Low Sqft:  
Ttl Sqft: **2,918**

DOM

**7**  
Layout  
Beds: **7 (4 3 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Fruit Trees/Shrub(s),Greenbelt,No Neighbours Behind,Landscaped,Private,Views**

Park Feat:

**Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Multiple Driveways,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`2" x 4`11"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`1" x 6`8"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`3" x 16`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`2" x 5`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>11`0" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 11`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 9`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`10" x 16`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 16`9"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`8" x 15`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>16`0" x 17`2"</b>

Office  
Walk-In Closet  
4pc Bathroom  
Bedroom  
Kitchen  
Furnace/Utility Room

Upper  
Upper  
Basement  
Basement  
Basement  
Basement

10`6" x 10`9"  
8`10" x 5`8"  
9`0" x 7`9"  
12`0" x 9`11"  
6`1" x 5`8"  
9`8" x 10`1"

Bedroom - Primary  
4pc Bathroom  
Bedroom  
Bedroom  
Game Room

Upper  
Basement  
Basement  
Basement  
Basement

24`1" x 22`1"  
9`5" x 8`7"  
11`0" x 10`10"  
9`7" x 13`7"  
23`5" x 21`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0724878**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Experience Unparalleled Luxury and Craftsmanship in This Exquisite Pond-Facing Estate, Located in one of the City's Most Prestigious neighborhoods! This Extraordinary Custom-Built Home at 415 Fireweed is located Backing onto a Serene Pond with Unrivaled Views. Featuring 7 bedrooms and 5 full bathrooms, including a Legal Walkout Basement Suite, This Property offers Unparalleled Elegance and functionality. From the moment you arrive, The Stamped concrete driveway and impressive stonework at the garage entrance create a stunning first impression. As you step inside, the attention to detail is clear—this home is a Masterpiece of Craftsmanship, with Solid wood doors and Custom bathrooms featuring Floor-to-Ceiling tile work like you've never seen before. The rich hardwood floors flow throughout, adding warmth and sophistication. The main level boasts a formal living room and dining room, perfect for hosting, while a den/bedroom with a full bath is ideal for extended family or guests. The open-concept living room, breakfast nook, and gourmet kitchen overlook the tranquil pond, leading to a wraparound deck that offers the best views on the street. The kitchen is a chef's dream, with stainless steel appliances, a ceramic backsplash, granite countertops, a pantry, and a center island. The spacious living room features a gas fireplace and large windows that frame breathtaking sunsets. Upstairs, a private office overlooks the formal living room, while the oversized primary suite is designed for royalty. With a gas fireplace, a luxurious ensuite featuring double sinks, a double shower, a corner jetted tub, and a walk-in closet, this is the ultimate retreat. Two more generously sized bedrooms and a 4-piece bath complete the upper level. The legal walkout basement suite offers a fully self-contained, 2-bedroom suite, ideal for rental income or guests. In addition, the lower level includes a fifth bedroom and full bath for the upper occupants. This is an extraordinary opportunity to experience luxurious living in a home that defines elegance, comfort, and style. Schedule your private viewing today to experience this one-of-a-kind property!**

Inclusions:  
Property Listed By:

**2 Fridges, 2 Stoves, 2 dishwashers, 2 Microwaves, 2 Washers, 2 dryers, Central A/C, Garage door opener with remote RE/MAX FORT MCMURRAY**

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





















