



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2166489**

Area: **Timberlea**

Listing Date: **09/23/24**

List Price: **\$1,199,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$50k, 24-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **6,215 sqft**  
Lot Shape: **6215.00X0.00**

Finished Floor Area

Abv Sqft: **3,219**  
Low Sqft:  
Ttl Sqft: **3,219**

DOM

**59**

Layout

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

Parking

Ttl Park: **4**  
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Lake,Front Yard,Lawn,Garden,Greenbelt,Landscaped,Standard Shaped Lot,Private Concrete Driveway,Double Garage Attached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**  
Heating: **In Floor,Forced Air,Hot Water,Natural Gas**  
Sewer: **Sewer**  
Ext Feat: **Balcony,Garden,Playground,Private Entrance,Private Yard**

Construction: **Stucco,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source: **Public**  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Breakfast Bar,Central Vacuum,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities: **Cable Available,Electricity Available,Natural Gas Available,Fiber Optics Available,Garbage Collection,High Speed Internet Available,Phone Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Lower</b>	<b>16`8" x 11`2"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>15`2" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`2" x 22`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 11`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 12`9"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`8" x 6`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`9" x 9`1"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`8" x 11`9"</b>

2pc Bathroom	Main	10`7" x 4`10"	Living Room	Main	18`6" x 13`11"
4pc Bathroom	Lower	12`7" x 10`1"	Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		R1			
Legal Desc:	0625344		Remarks		

Pub Rmks:	<p><b>WELCOME TO DREAM HOME 247 WILDROSE RENOVATED FROM TOP TO BOTTOM. LOCATED IN ONE OF FORT MCMURRAY’S FAVORITE CUL DE SAC LOCATIONS, WALK-OUT BASEMENT BACKING POND &amp; GREENSPACE. Welcome a stunning home with a whooping 4500 plus sqft of living space finished in luxury w/ over \$300k spent on renovations in the home in the past year. This highly impressive home has been professionally renovated with HARDWOOD FLOORS, DESIGNER LIGHTING THROUGHOUT, LUXURY CARPET, NEW APPLIANCES, QUARTZ COUNTERTOPS, NEW BACKSPLASH, RENOVATED BATHROOMS, INFLOOR HEAT, NEW INTERIOR DOORS, NEW HARDWARE, CROWN MOULDINGS, CUSTOM BLINDS, FRESH PAINT THROUGHOUT, ALL NEW FLOORING IN EVERY ROOM OF THE HOME IS JUST A FEW OF THE MENTIONABLES. Prepare to be WOWED by this executive home entering through double doors that open to your front foyer leading to a massive living space, that features a dream kitchen with massive island, eat-up breakfast bar, stunning lighting, quartz countertops, high-end faucets and sink, new backsplash, side by side fridge/freezer, a walk through pantry. The back of this home has massive windows offering views of the pond and walking trails. The dining room is an oversized space &amp; features garden doors leading to your upper deck. The bright and welcoming Great room features a stone-faced gas fireplace. You will want to work at home with the beautiful office space on the main with floor-to-ceiling glass doors, and commercial-grade carpet. Take the staircase to the impressive upper level with a highly sought-after and one-of-a-kind layout. This level has a MASSIVE BONUS ROOM w/ second gas fireplace. This fantastic space is perfectly divided away from the 3 bedrooms. All are a dream size for families and include large closets. The Primary bedroom is superb and has a dream walk in closet, and a totally renovated 5 pc ensuite with double sinks, large vanity with loads of storage, a walk-in tiled shower surrounded by glass doors, and completed with waterfall overhead shower, and then even a high-end TOTO toilet (in all baths)&amp; marble tiled floors. The upper level has your second renovated 4 pc bathroom with the same luxury finishings. To complete this upper level, you have the desired upper-level laundry room with built-in cabinets and sink, and even a large window with the continued pond view. The finished lower level has a LEGAL 2-bedroom suite, however, if a suite is not wanted it will not change how your use this space for your family. INFLOOR HEAT, LUXURY VINYL PLANK FLOORING, A NEW KITCHEN OR BAR WITH A FULL SET OF NEW APPLIANCES and 9ft ceilings. This lower level has continued updated lighting, 2 large bedrooms, one offering a walk-in closet. They renovated 4 pc bathroom with the same finishings as the upper level and a full laundry tucked in perfectly in the corner. The walk-out gives large windows and doors &amp; covered lower deck and fully fenced and professionally landscaped yard. Added features triple sized att. heated garage, CENTAL A/C, &amp; RO WATER SYSTEM.</b></p> <p>2 Fridges, 2 stoves, 2 dishwashers, central a/c, 2 washers, 2 dryers, all custom window blinds</p> <p><b>COLDWELL BANKER UNITED</b></p>
Inclusions:	
Property Listed By:	

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





















