



THE
A-TEAM

**RE/MAX
FIRST**

145 FIREWEED Crescent, Fort McMurray T9K 0J3

MLS®#: **A2171517** Area: **Timberlea** Listing Date: **10/07/24** List Price: **\$848,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **4,905 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,758**
 Low Sqft:
 Ttl Sqft: **2,758**

DOM
75
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,See Remarks,Views**
 Park Feat: **Concrete Driveway,Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **See Remarks**
 Flooring: **Carpet,Tile,Vinyl Plank,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|---------------|--------------------------------|--------|---------------|
| 3pc Bathroom | Main | 5`1" x 8`6" | Bedroom | Main | 11`0" x 9`7" |
| Bedroom | Second | 18`7" x 19`1" | Bedroom | Second | 11`0" x 11`8" |
| Bedroom - Primary | Second | 18`7" x 19`1" | Bedroom | Second | 17`0" x 21`7" |
| Kitchen | Main | 18`7" x 14`0" | Living/Dining Room Combination | Main | 12`7" x 22`7" |
| Great Room | Main | 13`0" x 14`0" | Breakfast Nook | Main | 10`0" x 5`6" |
| Laundry | Second | 9`0" x 5`11" | Foyer | Main | 7`3" x 8`10" |

3pc Bathroom
Bedroom
Family Room
4pc Bathroom

Basement
Basement
Basement
Second

11`11" x 12`6"
23`0" x 19`5"

Bedroom
Kitchen With Eating Area
3pc Ensuite bath
4pc Ensuite bath

Basement
Basement
Second
Second

10`9" x 12`7"
7`10" x 14`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0821695

Remarks

Pub Rmks:

WELCOME to the epitome of LUXURY LIVING in the bustling heart of Paquette Heights, where a RARE GEM of a home, 145 FIREWEED CRES backs on to a picturesque pond and lush greenery. Let's embark on a virtual tour of this spectacular residence. As you arrive, the aggregate exposed driveway invites you to ascend the dual staircases that lead to the serene backyard retreat. Imagine the convenience of having these additional stairs for your tenant or for those moments when you crave an easy escape to the outdoors. The backyard is a tranquil oasis, boasting unrivaled views of one of the most coveted pond locations in the area. Step inside this architectural marvel and be greeted by an opulent foyer that opens up to a tapestry of exotic Brazilian tiger wood floors, and higher end elegantly adorning the main and upper levels. The formal dining and living room exude sophistication, offering the perfect canvas for intimate gatherings or quiet reflection. For those who appreciate the finer details, the seamless flow between spaces is accentuated by the Italian porcelain tiles that dance beneath your feet. The pièce de résistance is the open-concept informal living area, a harmonious blend of comfort and luxury. Here, a majestic gas fireplace warms the family room, which flows into the gourmet kitchen, a chef's dream replete with a colossal island, midnight granite countertops, and beautiful S/S appliances. The under-cabinet lighting adds a touch of glamour, while the walk-in pantry ensures you're never short on space for your culinary endeavors. The natural light floods in through the banks of windows, framing the stunning pond view, while a garden door beckons you to step out onto the full-length deck. Imagine the scent of BBQ wafting through the air as you host alfresco dinners, with gas hookups at the ready for those sizzling summer nights. The second floor is a sanctuary unto itself, with four well-appointed bedrooms, each a testament to the thoughtful design of the home. The primary suite is a masterclass in opulence, featuring a colossal walk-in closet, dual sinks, a decadent corner jetted tub, and a custom tile shower enclosed by a sleek glass door. Unwind in the sitting area with a crackling gas fireplace, or step out onto your private balcony deck for a moment of peace amidst the urban wilderness. The second bedroom is a haven for the young at heart, boasting its own private ensuite bathroom, making it the ultimate kids' retreat or a guest suite par excellence. The third bathroom and laundry room, complete with ample storage, and a 3rd bathroom are conveniently located on this floor. The 4th bedroom can also be used as a bonus room! Surrounded with higher-end finishing! DISCOVER A MORTGAGE HELPER! This LEGAL SUITE is a showstopper, with a full kitchen, spacious living room w/gas fireplace, two bedrooms, a dining area, and a separate laundry AND WALK-OUT BASEMENT. CALL NOW to schedule a viewing, and let the journey to your DREAM HOME begin! BONUS A/C!

Inclusions:
Property Listed By:

fridge x 2, stove x 2, microwave x 2, washer/dryer x 2, all window blinds, furniture in basement is negotiable
RE/MAX FORT MCMURRAY

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











