



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2182339**

Area: **Timberlea**

Listing Date: **12/03/24**

List Price: **\$774,900**

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**

Finished Floor Area  
Abv Sqft: **2,399**  
Low Sqft:  
Ttl Sqft: **2,399**

Lot Information

Lot Sz Ar: **6,682 sqft**  
Lot Shape:

DOM

**18**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,See Remarks**  
Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Stone,Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Electric Cooktop,Refrigerator,See Remarks**  
Int Feat: **Built-in Features**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 5`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`11" x 7`8"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`11" x 13`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>19`1" x 10`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 15`11"</b>	<b>Office</b>	<b>Main</b>	<b>11`1" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`9" x 9`1"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`10" x 9`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 8`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`7" x 16`2"</b>	<b>Loft</b>	<b>Second</b>	<b>15`1" x 12`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`6" x 8`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`3" x 12`4"</b>

<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 11`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>25`5" x 15`4"</b>
			Legal/Tax/Financial		

Title:	Zoning:
<b>Fee Simple</b>	<b>R1</b>
Legal Desc:	<b>0625344</b>

Remarks

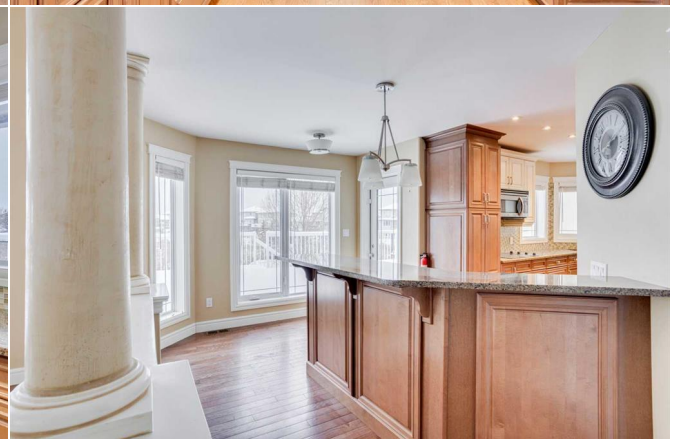
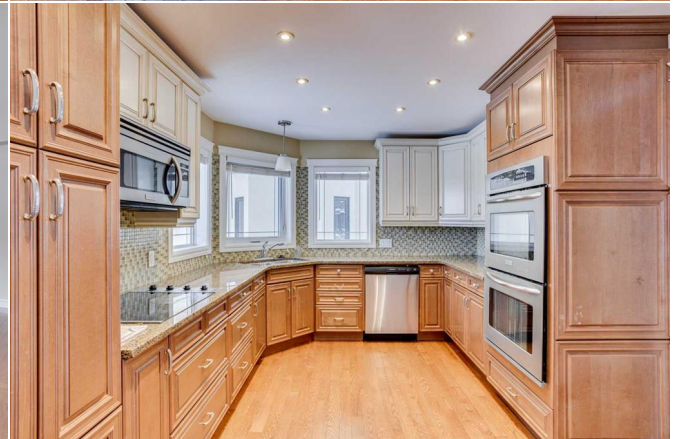
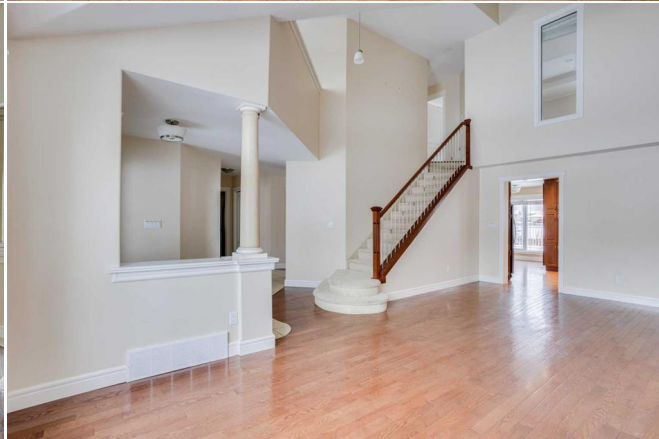
Pub Rmks: **WALK OUT BASEMENT! BACKING ONTO POND AND WALKING TRAIL! Welcome to 255 Wild Rose Street, an exquisite custom-built 2-storey home offering over 3,600 sq. ft. (total living space). Nestled in a prime location, this home backs onto a serene pond, expansive green space, and scenic trails, providing unmatched privacy and natural beauty. With 3 fireplaces, a fully developed walk-out basement, and top-tier finishes throughout, this residence is the epitome of comfort and style. The main level is a showcase of craftsmanship and design, featuring stunning two-tone ceiling-height maple kitchen cabinets, a glass backsplash, and elegant granite countertops. The gourmet kitchen is equipped with built-in double ovens, a cooktop stove, and a spacious eat-up bar area, making it a chef's dream. The vaulted ceilings in the living and dining rooms create an airy, open feel, while the custom pillars and the one-of-a-kind dining room fireplace add an element of sophistication. Built-in bookcases in the living room provide ample storage, and large windows throughout allow natural light into the home. The second floor offers a luxurious primary suite with a private balcony that provides stunning views of the pond. The spa-like ensuite features a stand-alone tub, separate shower, and privacy toilet, while the walk-in closet offers generous storage space. A spacious bonus room completes the upper level, offering flexibility for your lifestyle needs. The WALK OUT BASEMENT is designed for ultimate comfort and enjoyment. With 9' ceilings, this level features a large family room with a dramatic stone fireplace, custom cabinetry, and ample space for relaxation and entertainment. Two additional bedrooms (one with a walk-in closet) and a 3-piece bath provide plenty of room for guests or family. A kitchenette and SEPARATE LAUNDRY off the family room adds convenience, making this space perfect for extended family or entertaining. Other features include A/C, ample aggregate driveway parking, quiet street and much more. Call now for your personal showing.**

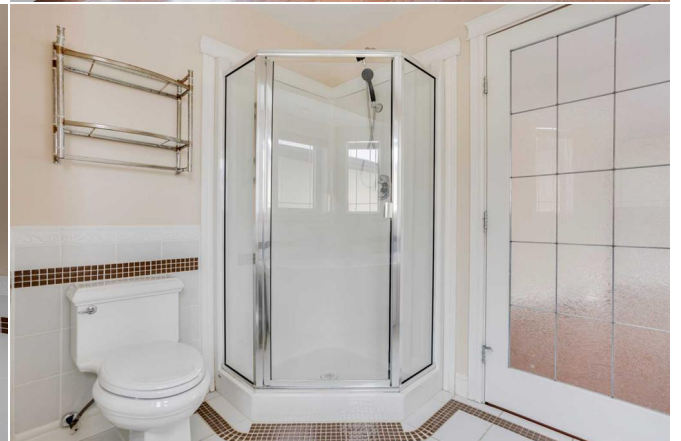
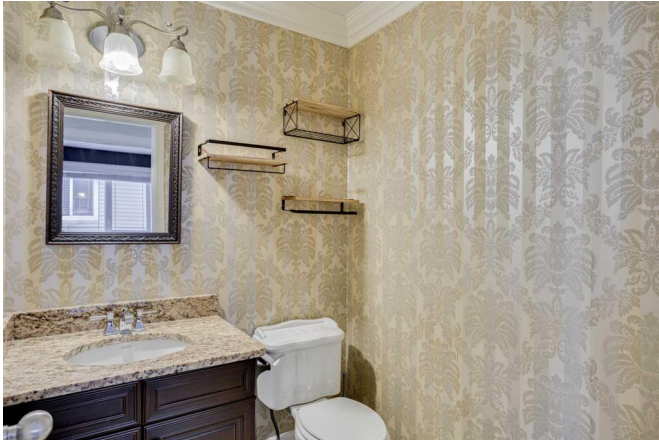
Inclusions: **Fridge, cooktop, double oven, microwave, dishwasher, A/C unit, all window coverings. Basement: Fridge stove, microwave, stackable washer/dryer, ROYAL LEPAGE BENCHMARK**

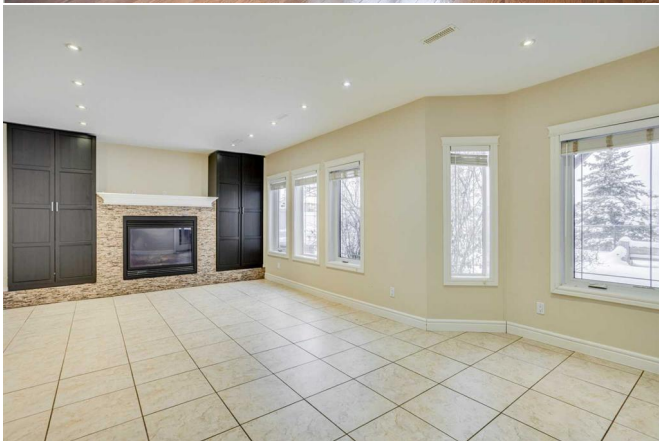
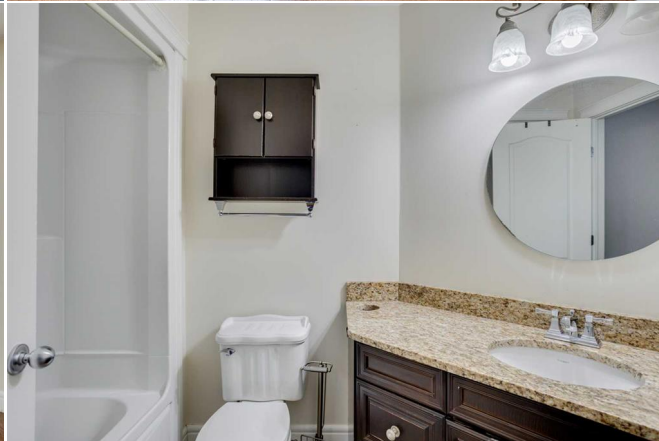
Property Listed By:

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













**255 Wild Rose St, Fort McMurray, AB**

With building Total Estimated Area Above Ground 12062 sq ft



**Main Floor**  
Estimated Area: 282.27 sq ft

**2nd Floor**  
Estimated Area: 111.13 sq ft

**Basement (Below Grade)**  
Estimated Area: 2002.80 sq ft

PREPARED: 2024/10/08

While regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**BIGUIDE**



