



THE
A-TEAM

**RE/MAX
FIRST**

419 FIREWEED Crescent, Fort McMurray T9K 0J2

MLS®#: **A2196900**

Area: **Timberlea**

Listing Date: **02/26/25**

List Price: **\$730,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **5,146 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,514**
Low Sqft:
Ttl Sqft: **2,514**

DOM

72
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Front Yard,Garden,Landscaped,Lawn,No Neighbours Behind,Standard Shaped Lot,Views
Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Garden,Lighting,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`10"
Foyer	Main	14`0" x 8`6"
Living Room	Main	14`0" x 9`11"
5pc Ensuite bath	Second	16`2" x 8`3"
Bedroom	Second	12`10" x 10`9"
Laundry	Second	7`10" x 5`7"

Room	Level	Dimensions
Dining Room	Main	14`0" x 16`6"
Kitchen	Main	16`6" x 16`2"
4pc Bathroom	Second	7`10" x 7`1"
Bedroom	Second	11`5" x 11`0"
Bonus Room	Second	17`1" x 13`11"
Bedroom - Primary	Second	18`10" x 17`10"

Walk-In Closet
Bedroom
Kitchen

Second
Basement
Basement

4`10" x 13`3"
13`5" x 11`8"
8`4" x 10`7"

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

8`8" x 4`11"
13`4" x 10`9"
16`4" x 26`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0724878

Remarks

Pub Rmks: **Welcome to 419 Fireweed Crescent: a beautifully maintained five-bedroom home with 3,888 sq/ft of living space, backing onto peaceful pond views in one of Timberlea's most desirable and executive neighbourhoods. With a walk-out basement, spacious bonus room, and an open-concept main floor perfect for entertaining, this home offers a thoughtful layout and plenty of space for a growing family. The curb appeal is undeniable, with a covered front entry, stone-accented exterior, and a triple-wide driveway leading to an oversized 26x22 heated garage. Step inside to find a bright and inviting main level, where large windows bring in plenty of natural light, and light-toned hardwood floors add to the welcoming feel. A two-way gas fireplace sits between the dining area and the kitchen, creating a warm and cozy atmosphere. The kitchen is well-equipped with an oversized island, granite countertops, a custom hood vent, soft-close cabinetry, under-cabinet lighting, and a built-in wine rack. The fridge, stove, and microwave were all updated in 2022. From here, step out onto the covered back deck to enjoy beautiful views of the pond, a perfect spot to unwind. Upstairs, a spacious bonus room with vaulted ceilings and a gas fireplace provides an additional gathering space. The primary bedroom feels like a retreat with its own private sun deck, a large walk-in closet, and an ensuite featuring a jetted soaker tub, double vanity, and plenty of storage. Two additional generously sized bedrooms, a four-piece bathroom, and an upstairs laundry room with a sink complete the second level. The fully developed walk-out basement adds even more living space, with a bright and open family room, a third gas fireplace, and a wet bar. There are two separate entries—one leading directly outside and another through the garage—offering flexibility for guests or extended family if you'd like to utilize the lower level as an illegal suite. Two oversized bedrooms and another full bathroom complete the lower level. Additional features include two furnaces, central air conditioning, central vacuum, an updated hot water tank (2019), and a large permitted storage shed. With its well-maintained condition, spacious layout, and beautiful setting, this home is a must-see. Schedule a private tour today.**

Inclusions: **SHED, DEEP FREEZER, STAND UP FREEZER, FRIDGE X2, DISHWASHER X2, FURNACE X2.**

Property Listed By: **The Agency North Central Alberta**

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













