

288 FIREWEED Crescent, Fort McMurray T9K 0J5

Sewer:

Utilities:

MLS®#: A2209566 Area: Timberlea Listing 04/10/25 List Price: **\$689,900**

Status: **Active Wood Buffalo** County: Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached

City/Town: Year Built: 2008

Lot Information Lot Sz Ar:

Lot Shape:

Residential

Fort McMurray

Finished Floor Area Abv Saft:

Low Sqft:

5,193 sqft Ttl Saft: 2.212

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

8

Ttl Park: 5 2 Garage Sz:

5 (3 2)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat: Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Remarks

2,212

Double Garage Attached, Off Street

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: In Floor, Fireplace(s), Forced Air Concrete, Vinyl Siding, Wood Frame

Flooring:

Ext Feat: Concrete, Hardwood, Tile None

> Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, See Remarks, Stove(s), Washer, Water Softener, Window Coverings

Central Vacuum, High Ceilings, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) Int Feat:

Room Information

Room Level Dimensions Room Level Dimensions 2pc Bathroom Main 5`4" x 5`0" **Dining Room** Main 12`0" x 12`0" 18`2" x 13`8" Kitchen Main Laundry Main 7`6" x 10`6" **Living Room** Main 15`0" x 13`3" Office Main 11`2" x 11`0" 4pc Bathroom 4pc Ensuite bath 12`5" x 12`9" Second 8`4" x 5`0" Second **Bedroom** Second 10`0" x 11`7" **Bedroom** 10`8" x 11`2" Second **Family Room** Second 13`4" x 15`0" **Bedroom - Primary** Second 13`7" x 19`5" Walk-In Closet Second 5`0" x 9`0" 4pc Bathroom **Basement** 5`0" x 8`9"

BedroomBasement11`5" x 12`5"BedroomBasement10`9" x 16`0"Game RoomBasement17`0" x 24`8"Furnace/Utility RoomBasement9`8" x 9`1"Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **0724878**

Remarks

Pub Rmks:

Custom-Built Beauty with a SECRET Speakeasy Room and Endless Upgrades! Welcome to a one-of-a-kind home that blends executive living, functionality, and a touch of mystery. This meticulously custom-built residence is loaded with thoughtful details and upgrades throughout — and yes, it even includes a hidden room! Step inside to soaring ceilings in the living room, open to the second floor for a grand, airy feel. The main floor layout is functional, featuring a home office, openconcept kitchen, dining and living areas, and beautiful views of the backyard and greenbelt. The walkthrough pantry connects seamlessly to a mudroom with laundry and direct access to the fully finished, heated garage. You'll find hardwood flooring stretching through the main living area, up the stairs, and across the second level bedrooms and hallway, Upstairs offers a bonus room with greenbelt views, two spacious kids' bedrooms (one with a walk-in closet), a 4-piece bath, and a spacious primary suite. The primary retreat showcases vaulted ceilings, remote-controlled window coverings, an ensuite with dual sinks, tiled walk-in shower with bench, and a walk-in closet with hidden safe. The garage is fully upgraded with in-floor heat, a floor drain, additional washer/dryer hookups, and a side entrance perfect for a dog run. Enjoy in-floor heating not only in the garage and basement, but also in front of the kitchen sink and stove, both second-level bathrooms, and even the ensuite shower floor—a true touch of luxury. The fully developed basement offers a spacious family room, 4th bedroom, 4-piece bath, and the pièce de résistance: a hidden speakeasy room that can also serve as a 5th bedroom, hobby space, or home gym. Outside, the landscaped backyard is a private retreat with mature fruit trees and perennials, backing onto scenic greenbelt. The raised deck is perfect for entertaining, with tons of storage underneath, the shed is on concrete piling and the hot tub set on concrete slab and the perfect spot for relaxing under the stars or catching the northern lights. The front yard is beautifully landscaped and has a triple car driveway perfect for parking a RV or multiple vehicles. Some recent upgrades include: new siding, shingles, soffits, fascia & eaves (2021), brand new A/C unit (2024. This is not just a home—it's an experience. From the hidden room to the high-end finishes, every inch of this property is thoughtful designed and meticulously maintained. Come see if you can find the secret room!

Inclusions: Property Listed By: Fridge, stove, dishwasher, washer, dryer, all window coverings, central ac, central vac & attachments, garage door opener,

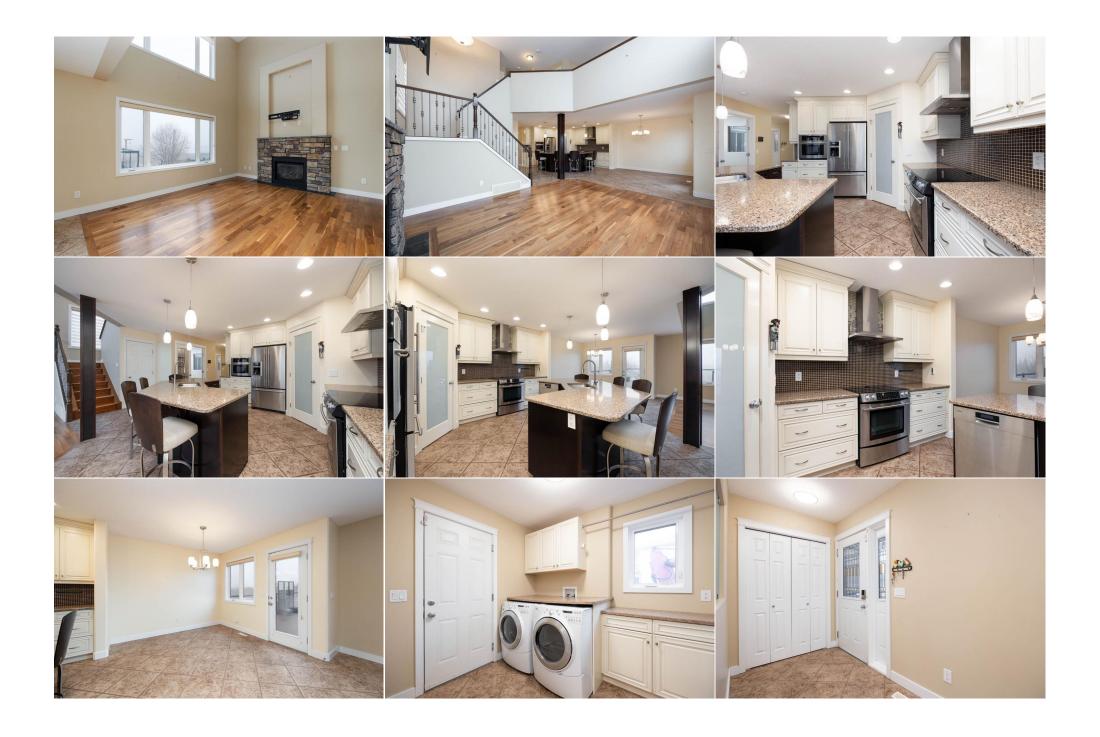
RE/MAX Connect

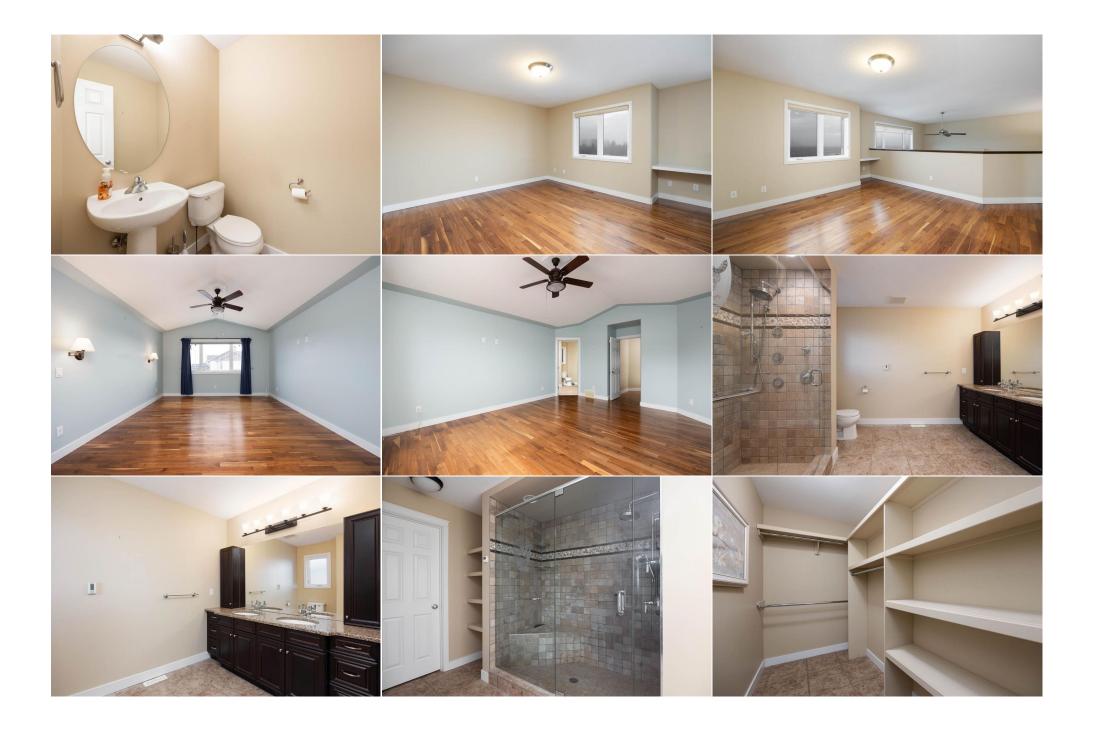
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

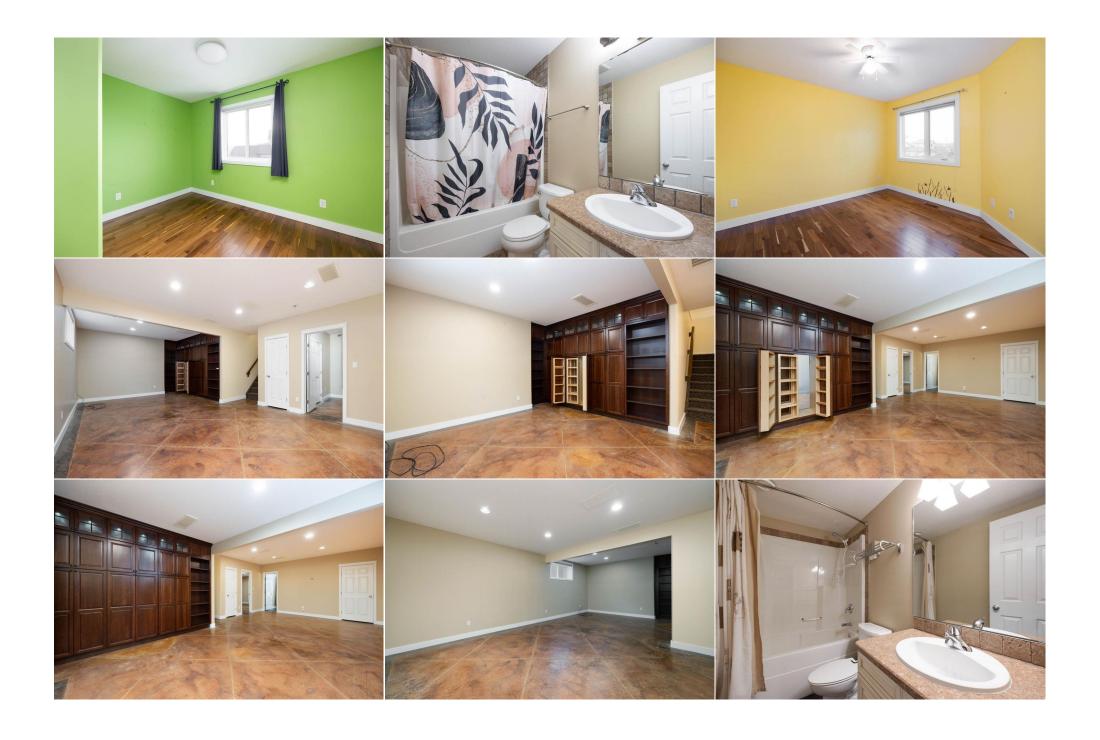




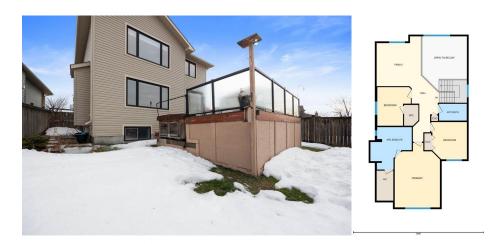














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