



THE
A-TEAM

**RE/MAX
FIRST**

122 IRIS Way, Fort McMurray T9K 0H3

MLS® #: **A2220183**

Area: **Timberlea**

Listing Date: **05/12/25**

List Price: **\$599,999**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,879

Low Sqft:

Ttl Sqft:

1,879

Lot Sz Ar:

5,086 sqft

Lot Shape:

DOM

17

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Street Lighting

Aggregate,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding

Flooring:

Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings

Int Feat:

Central Vacuum,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Tankless Hot Water

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

4`7" x 5`4"

Kitchen

Main

13`8" x 9`5"

Living Room

Main

17`4" x 15`0"

4pc Ensuite bath

Second

9`8" x 5`6"

Bedroom

Second

13`8" x 11`4"

Room

Level

Dimensions

Dining Room

Main

13`0" x 8`3"

Laundry

Main

8`9" x 8`10"

4pc Bathroom

Second

9`8" x 5`5"

Bedroom

Second

11`5" x 11`1"

Family Room

Second

14`11" x 15`6"

Bedroom - Primary
Bedroom
Kitchen
Furnace/Utility Room

Second
Basement
Basement
Basement

14`1" x 11`7"
10`1" x 11`8"
7`7" x 10`1"
7`10" x 11`2"

3pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

5`3" x 5`6"
8`5" x 12`7"
14`3" x 20`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0625490

Remarks

Pub Rmks: **Welcome to this stunning 5-bedroom, fully developed home with over 2600+ sqft of total living space! It is perfectly situated in a sought after area close to all amenities, bus stops, and more. This incredible home checks off all the boxes, and features an oversized, OVER SIZED heated double-car garage that is perfect to park your cars or to use for storage and convenience. The main floor offers an open concept floor plan with a cozy gas-burning fireplace, a spacious kitchen with a large island with a breakfast bar, quartz countertops, stainless steel appliances, ample cupboard space, and to top it all off- a walk-through pantry. You'll also find a main floor laundry and 2 pc bathroom conveniently situated on this floor. Upstairs, there are 3 well-sized bedrooms, including the large primary suite, which boasts a walk-in closet with built-in shelving and a 4-piece ensuite. Additionally, there is an awesome bonus room which provides a flexible space—perfect for a second living room, playroom, or gym, this level also has an additional 4 pc bathroom for added convenience. The basement is fully developed and includes a spacious 2-bedroom non-conforming suite, ideal for guests, extended family, or rental income, a second laundry, kitchenette, and full bathroom! Outside, you'll enjoy a private backyard oasis with so much sunlight, along with a fully fenced in yard, a newer deck, and an incredible saltwater hot tub situated under a beautiful pergola—perfect for relaxing or entertaining. Recent upgrades since 2021 include: central air, tankless water heater, new garage door, garage heater, patio door, gas stove, back deck, and a pergola. This home is an exceptional find, with incredible neighbours and offers the perfect blend of comfort, style, and functionality—make sure you schedule your viewing today!**

Inclusions: **Fridge x2, Gas Stove, Dishwasher, OTR Microwave x2, Washer, Dryer, All Window Coverings, Central Vacuum with Attachments, Garage Door Opener with Remote, Cooktop, Hot Tub, Pergola, Garage Heater, A/C Unit, Fabric Shed**

Property Listed By: **EXP REALTY**

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









