



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**371 FIREWEED Crescent, Fort McMurray T9K 0J6**

MLS®#: **A2221800**

Area: **Timberlea**

Listing Date: **05/21/25**

List Price: **\$619,900**

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**

Lot Information

Lot Sz Ar:

**5,012 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,864**

Low Sqft:

Ttl Sqft:

**1,864**

DOM

**7**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Dog Run Fenced In,Front Yard,Landscaped,Street Lighting  
Double Garage Attached,Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

**Concrete,Mixed,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer**

Int Feat:

**Central Vacuum,Closet Organizers,High Ceilings,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 11`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 10`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`8" x 11`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 11`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`8" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>11`2" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 10`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 9`10"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>18`11" x 20`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`5" x 14`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`0" x 10`8"</b>	<b>Kitchenette</b>	<b>Basement</b>	<b>14`2" x 10`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 10`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`11" x 4`11"</b>

Mud Room	Basement	10`11" x 8`0"	Living Room	Basement	15`2" x 9`4"
			Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		R1			
Legal Desc:	0724878				

			Remarks		
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Pub Rmks:

Comfortable and practical living come together in this thoughtfully laid-out home, where warm tones and classic finishes create a welcoming atmosphere. The dedicated kitchen, outfitted with custom maple cabinetry, stainless steel appliances, and a walk-in pantry, opens to the adjacent dining area with a patio door inviting you outdoors. Rich maple hardwood flows through the main floor, accented by a tri-sided fireplace that defines the living and dining rooms. Newly installed wide plank luxury vinyl adds continuity and durability on the upper level, where a light-filled bonus room offers versatile space for family living. The serene primary suite includes a walk-in closet and spa-inspired ensuite with jetted tub and custom rain shower, while two additional bedrooms and a four-piece bath complete the upper level. A separate-entrance to the one-bedroom suite (final permits in progress to make it legal) with kitchen, living area, 4 piece bathroom and large bedroom, is built on an ICF foundation with approved engineered plans in place. Central A/C, 2 furnaces, a heated finished double garage, and a fully fenced, west facing backyard and just steps away from gorgeous trails make this move-in ready home the perfect choice.

Inclusions:

Fridge stove, dishwasher, OTR microwave, washer dryer, all window blinds, curtain rods, any tv mounts, AC unit, garage door opener and remote, garage heater.

Property Listed By:

COLDWELL BANKER UNITED

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

















