



THE
A-TEAM

**RE/MAX
FIRST**

415 FIREWEED Crescent, Fort McMurray T9H 1R8

MLS®#: **A2225996**

Area: **Timberlea**

Listing Date: **05/29/25**

List Price: **\$769,000**

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

Finished Floor Area

Lot Sz Ar:

5,148 sqft

Lot Shape:

Abv Sqft:

2,918

Low Sqft:

Ttl Sqft:

2,918

DOM

42

Layout

Beds:

7 (4 3)

Baths:

5.0 (5 0)

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,Fruit Trees/Shrub(s),Greenbelt,Landscaped,No Neighbours Behind,Private,Views Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Multiple Driveways,Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

3pc Bathroom

Main

9`2" x 4`11"

Breakfast Nook

Main

9`1" x 6`8"

Family Room

Main

15`3" x 16`1"

Laundry

Main

9`2" x 5`4"

4pc Bathroom

Upper

11`0" x 4`11"

Bedroom

Upper

11`2" x 11`9"

Room

Level

Dimensions

Bedroom

Main

11`6" x 9`3"

Dining Room

Main

10`3" x 9`7"

Kitchen

Main

17`10" x 16`1"

Living Room

Main

10`3" x 16`9"

5pc Ensuite bath

Upper

8`8" x 15`2"

Bedroom

Upper

16`0" x 17`2"

Office
Walk-In Closet
4pc Bathroom
Bedroom
Kitchen
Furnace/Utility Room

Upper
Upper
Basement
Basement
Basement
Basement

10`6" x 10`9"
8`10" x 5`8"
9`0" x 7`9"
12`0" x 9`11"
6`1" x 5`8"
9`8" x 10`1"

Bedroom - Primary
4pc Bathroom
Bedroom
Bedroom
Game Room

Upper
Basement
Basement
Basement
Basement

24`1" x 22`1"
9`5" x 8`7"
11`0" x 10`10"
9`7" x 13`7"
23`5" x 21`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0724878

Zoning:
R1

Remarks

Pub Rmks:

This Extraordinary Custom-Built Home at 415 Fireweed is located Backing onto a Serene Pond with Unrivaled Views. Featuring 7 bedrooms and 5 full bathrooms, including a Legal Walkout Basement Suite, This Property offers Unparalleled Elegance and functionality. From the moment you arrive, The Stamped concrete driveway and impressive stonework at the garage entrance create a stunning first impression. As you step inside, the attention to detail is clear—this home is a Masterpiece of Craftsmanship, with Solid wood doors and Custom bathrooms featuring Floor-to-Ceiling tile work like you've never seen before. The rich hardwood floors flow throughout, adding warmth and sophistication. The main level boasts a formal living room and dining room, perfect for hosting, while a den/bedroom with a full bath is ideal for extended family or guests. The open-concept living room, breakfast nook, and gourmet kitchen overlook the tranquil pond, leading to a wraparound deck that offers the best views on the street. The kitchen is a chef's dream, with stainless steel appliances, a ceramic backsplash, granite countertops, a pantry, and a center island. The spacious living room features a gas fireplace and large windows that frame breathtaking sunsets. Upstairs, a private office overlooks the formal living room, while the oversized primary suite is designed for royalty. With a gas fireplace, a luxurious ensuite featuring double sinks, a double shower, a corner jetted tub, and a walk-in closet, this is the ultimate retreat. Two more generously sized bedrooms and a 4-piece bath complete the upper level. The legal walkout basement suite offers a fully self-contained, 2-bedroom suite, ideal for rental income or guests. In addition, the lower level includes a fifth bedroom and full bath for the upper occupants. This is an extraordinary opportunity to experience luxurious living in a home that defines elegance, comfort, and style. Schedule your private viewing today to experience this one-of-a-kind property!

Inclusions:
Property Listed By:

2 Fridges, 2 Stoves, 2 dishwashers, 2 Microwaves, 2 Washers, 2 dryers, Central A/C, Garage door opener with remote RE/MAX Connect

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













