



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**199 WILD ROSE Street, Fort McMurray T9K0g8**

MLS® #: **A2239689**

Area: **Timberlea**

Listing Date: **07/14/25**

List Price: **\$749,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2007**

Lot Information

Lot Sz Ar:

**6,379 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,162**

Low Sqft:

Ttl Sqft:

**2,162**

DOM

**2**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Cul-De-Sac,Greenbelt,Landscaped,Street Lighting  
Triple Garage Attached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Fireplace(s),Forced Air**

Sewer:

Ext Feat:

**Balcony,Lighting,Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner**

Int Feat:

**Breakfast Bar,Ceiling Fan(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0625344**

Zoning:

**R1**

Remarks

Pub Rmks:

**Welcome to 199 Wild Rose Street. This beautiful air conditioned family home is on one of the most sought after streets in Timberlea. The main floor has large windows with a beautiful view of the green space and lots of natural light. This amazing open concept floor plan features an extra large living room with gas fire place, spacious kitchen with an eat up island and a glorious pantry. Koradon counter tops and a black quartz sink add special touches. You will be cooking with gas**

in this kitchen and serving in the magnificent dinning area that opens into a large Florida room at the back of the house. There's a main floor 2 pce powder room and a laundry/mud room with access to your heated triple car garage. There are 3 large bedrooms on the second floor, a bonus room for the kids and an office/den right off the bonus room. The primary bedroom has an extra large window with stunning views of the hills and valley and I'm told the sunrises are stunning. The ensuite features a standup shower and a corner jetted tub. The basement features a large bedroom with amazing windows, 3 pce bathroom, and a rec room with another fire place. There is also a separate entrance with the possibility for an in-law suite or nanny suite. The triple attached garage has a drive thru door at the rear that opens into a dog run where it's possible to park a boat or a trailer for the side by side. The backyard features a large lower patio, a beauty of a shed and opens onto the trail system and green space. The foundation is moisture barrier wrapped as well for added protection. This home has everything you need.

**Inclusions:**  
Fridge, stove, dishwasher, OTR Microwave, washer/dryer, garage door opener & 2 remotes, garage heater, All window coverings, shed, AC unit, RE/MAX Connect

Inclusions:  
Property Listed By:

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











