

# \$590,000 - 109 Fireweed Crescent, Fort McMurray

MLS® #A2158606

**\$590,000**

5 Bedroom, 4.00 Bathroom, 2,377 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Welcome to This Professionally Custom Built WALKOUT 2 Story Home Backing on to GREEN SPACE AND POND with 2 Bedrooms Legal Suite!

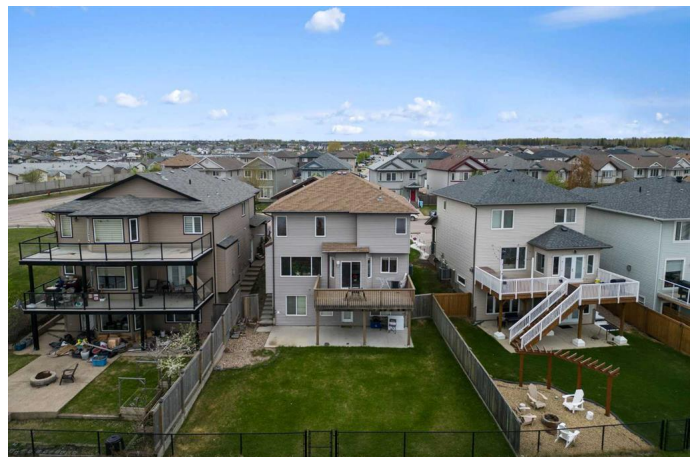
Imagine Entertaining your family and friends in This Stunning Home with SPACIOUS floor plan Features Formal living and dining rooms, flowing seamlessly into an open concept kitchen, family room, and dining nook. The kitchen boasts stainless steel appliances, mocha cabinets, a gas stove, granite countertops, a tile backsplash, heated floors and a corner pantry. The family room, with its large window, gas fireplace, hardwood floors, and matching mantle, provides direct access to a deck with a View of the Pond and a fenced, landscaped yard.

Upstairs, The Primary Bedroom includes a large walk-through closet and a Luxurious 5-piece ensuite with a jet tub and a separate shower. The upper floor also offers two more bedrooms, a full bath, and a 19'11" x 17'7" BONUS ROOM finished with Elegant Wainscoting. You will LOVE the convenience of the 2nd FLOOR LAUNDRY.

The basement is FULLY DEVELOPED with a 2-bedroom Legal Suite, featuring large windows with pond views, a full kitchen, a common area, and a full bathroom.

Outside, you'll find concrete steps leading to a WALK-OUT PATIO/CONCRETE PAD.

Additional bonuses include Central A/C, central vacuum, two furnaces, a finished 24' x



20' HEATED Attached Garage, a wide AGGREGATE EXPOSED driveway, modern lighting and pot lights, and upgraded molding and baseboards.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2158606    |
| Price          | \$590,000   |
| Sold Price     | \$577,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,377       |
| Acres          | 0.12        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 109 Fireweed Crescent |
| Subdivision | Timberlea             |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9K 0J3               |

**Amenities**

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Crown Molding, Double Vanity, |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------|
|                 | Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Separate Entrance, Sump Pump(s) |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Stove(s), Washer                  |
| Heating         | Forced Air                                                                                                          |
| Cooling         | Central Air                                                                                                         |
| Fireplace       | Yes                                                                                                                 |
| # of Fireplaces | 1                                                                                                                   |
| Fireplaces      | Gas, Living Room                                                                                                    |
| Has Basement    | Yes                                                                                                                 |
| Basement        | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out                                                            |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Barbecue                                         |
| Lot Description   | Back Yard, Greenbelt, Landscaped, Views          |
| Roof              | Asphalt Shingle                                  |
| Construction      | Brick, Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete, See Remarks                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | August 17th, 2024  |
| Date Sold      | November 6th, 2024 |
| Days on Market | 81                 |
| Zoning         | R1                 |
| HOA Fees       | 0.00               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX FORT MCMURRAY |
|----------------|----------------------|

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