

**371 Fireweed Crescent
Fort McMurray, Alberta**

MLS # A2221800



\$619,900

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|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,864 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Off Street | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Street Lighting | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Suite | LLD: | - |
| Exterior: | Concrete, Mixed, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, High Ceilings, Separate Entrance, Vinyl Windows, Walk-In Closet(s) | | |

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. Basement: Full sized fridge, stove, microwave.

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.