

**419 Fireweed Crescent  
Fort McMurray, Alberta**
**MLS # A2196900**

**\$730,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,515 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** SHED, DEEP FREEZER, STAND UP FREEZER, FRIDGE X2, DISHWASHER X2, FURNACE X2.

Welcome to 419 Fireweed Crescent: a beautifully maintained five-bedroom home with 3,888 sq/ft of living space, backing onto peaceful pond views in one of Timberlea's most desirable and executive neighbourhoods. With a walk-out basement, spacious bonus room, and an open-concept main floor perfect for entertaining, this home offers a thoughtful layout and plenty of space for a growing family. The curb appeal is undeniable, with a covered front entry, stone-accented exterior, and a triple-wide driveway leading to an oversized 26x22 heated garage. Step inside to find a bright and inviting main level, where large windows bring in plenty of natural light, and light-toned hardwood floors add to the welcoming feel. A two-way gas fireplace sits between the dining area and the kitchen, creating a warm and cozy atmosphere. The kitchen is well-equipped with an oversized island, granite countertops, a custom hood vent, soft-close cabinetry, under-cabinet lighting, and a built-in wine rack. The fridge, stove, and microwave were all updated in 2022. From here, step out onto the covered back deck to enjoy beautiful views of the pond, a perfect spot to unwind. Upstairs, a spacious bonus room with vaulted ceilings and a gas fireplace provides an additional gathering space. The primary bedroom feels like a retreat with its own private sun deck, a large walk-in closet, and an ensuite featuring a jetted soaker tub, double vanity, and plenty of storage. Two additional generously sized bedrooms, a four-piece bathroom, and an upstairs laundry room with a sink complete the second level. The fully developed walk-out basement adds even more living space, with a bright and open family room, a third gas fireplace, and a wet bar. There are two separate entries—one leading directly outside and another through the garage—offering flexibility for guests or extended

family if you'd like to utilize the lower level as an illegal suite. Two oversized bedrooms and another full bathroom complete the lower level. Additional features include two furnaces, central air conditioning, central vacuum, an updated hot water tank (2019), and a large permitted storage shed. With its well-maintained condition, spacious layout, and beautiful setting, this home is a must-see. Schedule a private tour today.