

# \$769,000 - 415 Fireweed Crescent, Fort McMurray

MLS® #A2225996

**\$769,000**

7 Bedroom, 5.00 Bathroom, 2,919 sqft

Residential on 0.12 Acres

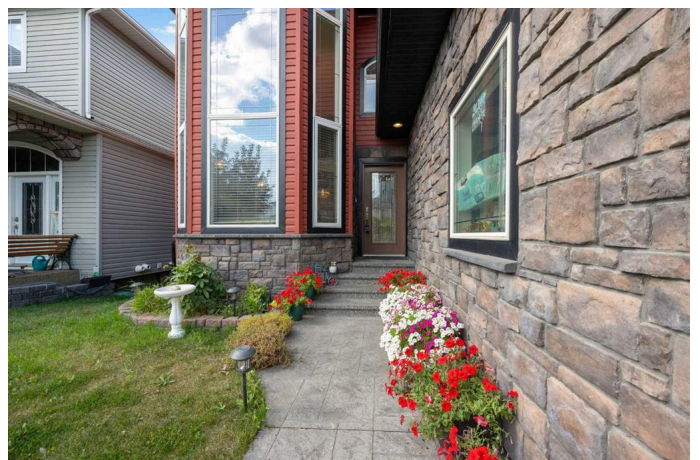
Timberlea, Fort McMurray, Alberta

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!

Built in 2008

### **Essential Information**

MLS® #	A2225996
Price	\$769,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,919
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	415 Fireweed Crescent
Subdivision	Timberlea
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1R8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Multiple Driveways, Oversized
# of Garages	2

### **Interior**

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), Built-in Features, Crown Molding, French Door, Granite Counters, Vinyl Windows, Jetted Tub, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Barbecue, Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Private, Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Greenbelt, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	41
Zoning	R1

### **Listing Details**

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