



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**371 Fireweed Crescent
Fort McMurray, Alberta**

MLS # A2221800



\$619,900

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		

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.