



**GRASSROOTS**  
REALTY GROUP

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**151 Wild Rose Street  
Fort McMurray, Alberta**

**MLS # A2233742**



**\$865,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,398 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, L		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Sump Pump(s), Tankless Hot Water, Tile Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	As is where is		

**RARE OPPORTUNITY TO OWN THIS CUSTOM BUILT HOME WITH OVER 5000 SQ FT OF LIVING SPACE, BACKING THE GREENBELT!** This incredible home is situated on a lot of just under 7,500 sq ft that backs the greenbelt and Birchwood trails. It features stunning curb appeal with a wrap-around front veranda, a fully fenced and landscaped yard, and a large deck with glass rails. The interior of the home features luxury and timeless finishings from top to bottom, including hardwood floors, crown moldings, a spiral staircase, granite countertops, in-floor heat in the lower level and garage, and central a/c on the upper level, and is roughed in for the main level. When you enter this home, you are greeted by a front entrance that leads to your Great room, surrounded by windows and a beautiful gas fireplace with a gorgeous mantle. This level is complete with a custom kitchen with built-in appliances, a range hood, large dining nook, plus a formal dining room. The main level family room features built-in cabinets and a stone-faced gas fireplace. The main level is complete with a bedroom/office, 2 pc powder room, main floor laundry, and direct access to the garage. Take the stunning staircase to the upper level that features 4 oversized bedrooms and 3 full bathrooms. Two of the bedrooms connect to a Jack-and-Jill bathroom, each room having its own sink and toilet. The 2nd bedroom features vaulted ceilings and a walk-in closet. The 3rd and 4th also offer large closets and greenbelt views. All bedrooms offer custom finishings with window benches. The upper-level landing overlooks the main foyer. The Primary bedroom offers a fantastic design with a massive bedroom, huge windows with stunning greenbelt views. Dream walk-in closet and 5 pc ensuite, that includes an air jetted tub, stand-up shower, and double sinks. The lower level of the home has 1600

sq ft of space that includes a Theatre/media room with two-tiered seating and built-in cabinets. This level also includes a large wet bar, massive rec room and games area, separate entrance, 6th bedroom and full bathroom, plus you have another 2 pc bathroom on this level. This amazing property once sold in our MLS for 1.4 million, to give you an idea of the caliber of home this is and its prime location on one of Fort McMurray's favorite streets, Wild Rose, in the heart of Timberlea, close to all amenities, schools, parks, shopping and more. Call today for your private tour.