



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2237016**



**\$849,888**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,520 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Gas range, fridge, microwave, oven, 2 washers, 2 dryers, 2 garage remotes, central a/c, security system equipment, fridge in basement, stove in basement

WELCOME TO 243 WILDROSE STREET, A CUSTOM-BUILT HOME IN ONE OF FORT MCMURRAY'S FAVORITE LOCATIONS, IN THE CUL DE SAC ON THIS EXECUTIVE STREET BACKING GREENSPACE AND POND, WITH A TRIPLE TANDEM HEATED GARAGE AND OVER 3700 SQ FT OFG LIVING SPACE. Original owners are saying goodbye to their stunning home in which they had custom built with a WALK OUT basement, and jaw dropping curb appeal that has repeatedly won in the Communities in Bloom competition. The exterior offers the rare find of stucco finish, stamped concrete walkways and driveway, a fully fenced and professionally landscaped yard, the rear yard finished with artificial turf, Kwik curb, upper deck and lower concrete patio along with direct access from your yard to walking paths. Not only is the exterior a rare find, so is the interior. Step into this custom design and not the beautiful foyer title work that leads to a large front sitting room or office, then you are engaged by the breathtaking views from the windows that fill the entire wall in the great room. The Great room features hardwood floors and a floor to ceiling feature wall of stone that offers a gas fireplace. The open concept living area continues with a top of line kitchen featuring solid wood cabinetry, granite counter tops, custom range hood, built in appliances, including a gas stove. In addition, you have a massive walk-through pantry with windows. The dining room overlooks your yard and features pond views and garden door leading to your covered deck with glass rails. In addition, on this level you have a 2-pc powder room, large walk-in mudroom and closet. The staircase leads you to the upper level with a large landing that overlooks the main level and features 4 BEDROOMS UP and 2 full bathrooms, along with upper-level laundry. The Primary bedroom

offers a walk-in closet an ensuite with heated tile floors, jetted tub, and walk in shower with body sprayers. The entire main and upper level is covered in hardwood and tile floors. The lower-level features large above ground windows on this walk out basement that is finished with a full kitchen with that features a wraparound breakfast bar, a full set of appliances, large family room and 2 large bedrooms and full bathroom and laundry. All completed with the same luxury finishes as upper level. To complete this lower level, you have double garden doors leading to your lower concrete patio. OTHER FAB FEATURES INCLUDE A HIGH VELOCITY HEATING SYSTEM WITH INFLOOR HEAT IN BASEMENT AND GARAGE, CENTRAL A/C, HUNTER DOUGLAS SILOUETTE BLINDS. This an excellent opportunity to own an executive home in a sought-after neighborhood, close to schools, shopping and more. Call today and schedule your personal tour of the remarkable home today.