



GRASSROOTS
REALTY GROUP

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

MLS # A2251972



\$769,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	2,308 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade

Exterior: See Remarks

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: ALL WINDOW BLINDS, FRIDGE X 3, STOVE X 2, DISHWASHER X 1, WASHER, DRYER, X 2, CENTRAL AIR, HEATER IN GARAGE

A RARE FIND! Amazing opportunity to own this stunning custom built executive style Raised Modified Bungalow boasting 3872 SF of total living space! This home is PERFECT for the growing family and dressed up to impress the most discerning of buyers. There are 2 primary bedrooms, each bedroom has their own bathroom access, with custom high end showers, whirlpool/jetted tub dual sinks and more! Surrounded with coffered high ceilings, recessed lighting, crown moldings, hardwood floor and gleaming porcelain tiles, archways and pillars, and a balcony to sit and enjoy your morning coffee. The main floor greets you with a spacious foyer leading to a great room with two way fireplace connecting the dining room and kitchen seamlessly together. The walk in pantry is massive with tons of storage. The kitchen is a chef's delight with a big granite island, with maple cabinets and birch boxes, tons of storage and ample countertop space. There are garden doors leading to your corner lot to sit out and enjoy your quiet time with family and friends. The main floor features 2 big bedrooms, 2 full bathrooms and a media room (which could be a flex room) 'the primary bedroom has its own floor with a beautiful walk in closet, 5pc spa style bathroom. The main floor to the garage area provides a mud room with laundry and access to the basement which has access to a family room, bathroom, sleeping area and kitchenette, which is perfect for extended family or rental potential. PLUS A SEPARATE Entrance leads to a 2 bedroom, 1 bath and full kitchen and living area perfect for the savvy buyer. Outside will discover extra parking on the side for the tenant, an oversized double garage, stucco exterior and aggregate expose walkway and driveway. All sitting on one of the best streets in Fort McMurray Wild Rose! If you are looking for a home that has all the bells and

whistles, a potential mortgage helper and tons of space for the growing family including a main floor bedroom setup for extended family, a BIG garage, two driveways, then come check this gorgeous MOVE IN READY home today! Call us and start packing!