



**363 Fireweed Crescent
Fort McMurray, Alberta**

MLS # A2301332



\$529,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,386 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl Plank, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks, Separate Entrance, Tankless Hot Water		

Inclusions: Fridge x2, stove x2, dishwasher, washer x2, dryer x2, microwave

This spacious corner-lot home offers 6 bedrooms and 3 bathrooms, providing exceptional flexibility for large families, multi-generational living, or those seeking a strong mortgage-helper opportunity. The main level features 3 bedrooms, including a comfortable primary suite with its own ensuite for added privacy. The kitchen is equipped with a center island and pantry, opening to a bright dining area with patio doors leading to a generous deck—perfect for outdoor dining. The living room showcases beautiful hardwood floors, adding warmth and character to the space. The lower level hosts a 3-bedroom legal suite with a private entrance and dedicated parking. Recently refreshed with new paint and durable LVP flooring, the suite includes in-floor heating, a full kitchen with dining area, a spacious living room, full bathroom, and its own laundry—ideal for rental income or extended family. Additional features include a heated garage, central air conditioning, hot water on demand, and in-floor heating in the basement for year-round comfort. A rare combination of space, functionality, and income potential—this home is an excellent choice for homeowners and investors alike. Book your private showing today.