



GRASSROOTS
REALTY GROUP

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

**109 Fireweed Crescent
Fort McMurray, Alberta**

MLS # A2129938



\$649,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,377 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s)		
Inclusions:	2 Dishwasher, 2 Microwave, 2 Refrigerator, 2 Stove(s), 2 Washer/Dryer, Garage door opener		

Welcome to this professionally custom built WALK OUT 2 Story home backing on to GREEN SPACE AND POND with 2 Bedrooms Legal Suite! Imagine Entertaining your family and friends in This Stunning Home with 2 Bedrooms Walkout Legal Suite. The SPACIOUS floor plan Features Formal living and dining rooms, flowing seamlessly into an open concept kitchen, family room, and dining nook. The kitchen boasts stainless steel appliances, mocha cabinets, a gas stove, granite countertops, a tile backsplash, heated floors and a corner pantry. The family room, with its large window, gas fireplace, hardwood floors, and matching mantle, provides direct access to a deck with a view of the pond and a fenced, landscaped yard. Upstairs, the primary bedroom includes a large walk-through closet and a luxurious 5-piece ensuite with a jet tub and a separate shower. The upper floor also offers two more bedrooms, a full bath, and a 19'11" x 17'7" BONUS ROOM finished with elegant wainscoting. You will LOVE the convenience of the 2nd FLOOR LAUNDRY. The basement is FULLY DEVELOPED with a 2-bedroom legal suite, featuring large windows with pond views, a full kitchen, a common area, and a full bathroom. Outside, you'll find concrete steps leading to a WALK-OUT PATIO/CONCRETE PAD. Additional bonuses include Central A/C, central vacuum, two furnaces, a finished 24' x 20' HEATED attached garage, a wide AGGREGATE EXPOSED driveway, modern lighting and pot lights, and upgraded molding and baseboards.