



GRASSROOTS
REALTY GROUP

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

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

MLS # A2201127



\$769,888

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stand-up freezer, stove, dishwasher, microwave, washer, dryer, central a/c, garage heater, window coverings, pool table and accessories, TV in bar, projector and screen, gazebo, wine fridge Negotiable: workout equipment (Bowflex), some furniture negotiable

EXECUTIVE HOME WITH 3500 SQ FT OF LIVING SPACE BACKING THE GREENBELT, AND NEXT TO WALKWAY WITH DIRECT ACCESS TO THE TRAIL SYSTEM. 155 Wild Rose Street is located in one of Fort McMurray's most sought-after neighbourhoods, where families can enjoy quick access to schools, parks, and more. Inside this bright and airy 1.5-story home you have features such as a THEATRE ROOM, WET BAR, OFFICE, HUGE WINDOWS, MASSIVE WALK-IN PANTRY, COFFERED CEILINGS, AND ALL THE HIGH END FINISHINGS you want in a dream home. The gorgeous and spacious main level offers a large tiled front foyer that leads to your open-concept living area with engineered hardwood floors. The great room features a gas fireplace, and built-in cabinets creating a beautiful feature wall. For the chef of the home, you will love the oversized custom kitchen featuring a large island with a sink, built-in wine racks, timeless ivory upper cabinets, built-in appliances including a gas range, an incredible walk-in pantry, and more. The dining room is surrounded by windows and offers a huge space that is perfect for entertaining and family dinners while taking in the greenbelt views. The main level continues with a large front office with double French doors which can also be an upper level 4th bedroom. This main level is complete with a large laundry room, and 2pc powder room. The custom staircase leads to your upper level with 3 plus size bedrooms. The primary bedroom features a corner gas fireplace, walk-in closet, 5 pc ensuite, and even your own private balcony with beautiful views. The fully finished basement will be the space that everyone will enjoy. This is where your family can have a movie night in your theatre room, enjoy a game in of pool in the games room, or take in the hockey game while sitting at your custom wet bar. This lower level

also offers a large bedroom and full bathroom. On the exterior of the home, you have a large 6200+ sq ft fully-fenced lot, a large deck, built-in gazebo, and gated access direct to the greenbelt and trails. In addition, there is an oversized attached heated garage over 30 ft long. 32x24 exterior measurements. Additionally you have a NEW FURNACE IN 2024 AND CENTRAL A/C. This is the home that will check off all the boxes for your family and offers an excellent location. Call today for your opportunity to live on beautiful Wild Rose Street.