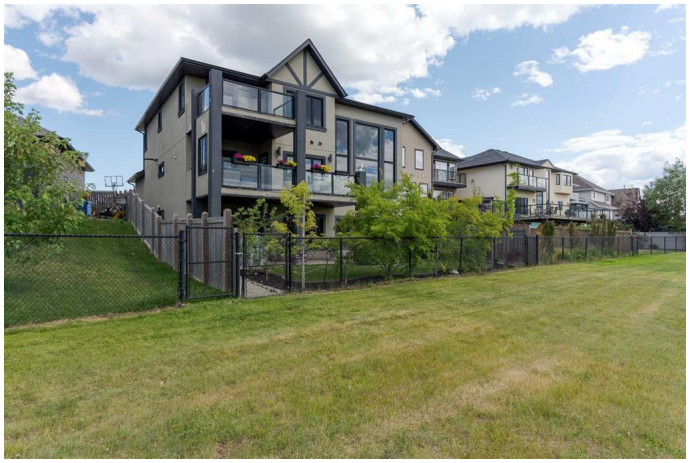
# $899,888 - 243 Wild Rose Street, Fort McMurray

MLS® #A2183730

**$899,888**
6 Bedroom, 4.00 Bathroom, 2,520 sqft
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta



WELCOME TO 243 WILDROSE STREET, A CUSTOM-BUILT HOME IN ONE OF FORT MCMURRAYâ€™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 title 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.

Built in 2009

## Essential Information

| | |
|---|---|
| MLS® # | A2183730 |
| Price | $899,888 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |

| | |
|---|---|
| Square Footage | 2,520 |
| Acres | 0.13 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

**Community Information**

| | |
|---|---|
| Address | 243 Wild Rose Street |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 0G8 |

**Amenities**

| | |
|---|---|
| Parking Spaces | 6 |
| Parking | Heated Garage, Insulated, Oversized, Tandem, Triple Garage Attached |
| # of Garages | 3 |
| Waterfront | Pond |

**Interior**

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|---|---|
| Interior Features | High Ceilings, No Smoking Home, Separate Entrance, Crown Molding, Granite Counters, Vinyl Windows, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Garage Control(s), Central Air Conditioner, Gas Stove |
| Heating | Boiler, Forced Air, Hot Water, Natural Gas, High Efficiency, In Floor, See Remarks |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full, Exterior Entry, Suite, Walk-Out |

**Exterior**

| | |
|---|---|
| Exterior Features | Private Entrance, Private Yard |

| | |
|---|---|
| Lot Description | Back Yard, Backs on to Park/Green Space, Street Lighting, Fruit Trees/Shrub(s), Front Yard, Greenbelt, Lake, Treed |
| Roof | Asphalt Shingle, Asphalt |
| Construction | Stucco |
| Foundation | Poured Concrete |

## Additional Information

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| Date Listed | December 16th, 2024 |
| Days on Market | 180 |
| Zoning | R1 |

## Listing Details

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| Listing Office | COLDWELL BANKER UNITED |

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