

# \$619,900 - 122 Iris Way, Fort McMurray

MLS® #A2208066

**\$619,900**

5 Bedroom, 4.00 Bathroom, 1,880 sqft  
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

OPEN HOUSE SUNDAY APRIL 6th

11am-2pm! Welcome to this stunning 5-bedroom, fully developed home with over 2600+ sqft of total living space! It is perfectly situated in a sought after area close to all amenities, bus stops, and more. This incredible home checks off all the boxes, and features an oversized, heated double-car garage that is perfect to park your cars or to use for storage and convenience. The main floor offers an open concept floor plan with a cozy gas-burning fireplace, a spacious kitchen with a large island with a breakfast bar, quartz countertops, stainless steel appliances, ample cupboard space, and to top it all off- a walk-through pantry. You'll also find a main floor laundry and 2 pc bathroom conveniently situated on this floor. Upstairs, there are 3 well-sized bedrooms, including the large primary suite, which boasts a walk-in closet with built-in shelving and a 4-piece ensuite. Additionally, there is an awesome bonus room which provides a flexible space—perfect for a second living room, playroom, or gym, this level also has an additional 4 pc bathroom for added convenience. The basement is fully developed and includes a spacious 2-bedroom non-conforming suite, ideal for guests, extended family, or rental income, a second laundry, kitchenette, and full bathroom! Outside, you'll enjoy a private backyard oasis with so much sunlight, along with a fully fenced in yard, a newer deck, and an incredible saltwater hot tub situated under a beautiful



pergolaâ€”perfect for relaxing or entertaining. Recent upgrades since 2021 include: central air, tankless water heater, new garage door, garage heater, patio door, gas stove, back deck, and a pergola. This home is an exceptional find, with incredible neighbours and offers the perfect blend of comfort, style, and functionality- make sure you schedule your viewing today!

Built in 2007

### Essential Information

MLS® #	A2208066
Price	\$619,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,880
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	122 Iris Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0H3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Aggregate

# of Garages 2

### Interior

Interior Features Central Vacuum, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Tankless Hot Water

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full

### Exterior

Exterior Features Other

Lot Description Back Yard, Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed April 2nd, 2025

Days on Market 27

Zoning R1

### Listing Details

Listing Office EXP REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.