

# \$619,900 - 371 Fireweed Crescent, Fort McMurray

MLS® #A2221800

**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,864 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

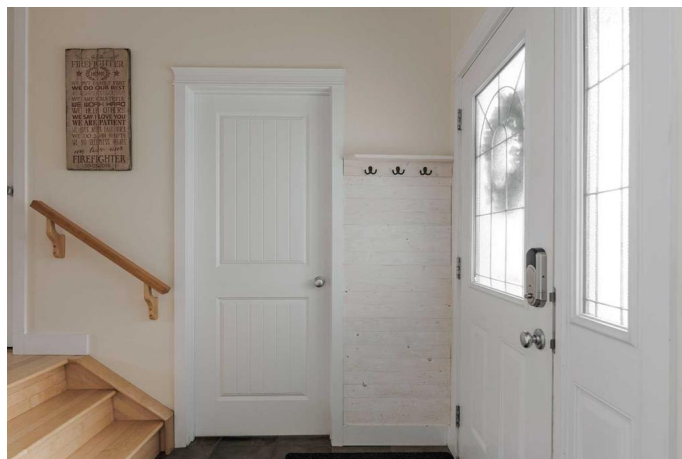
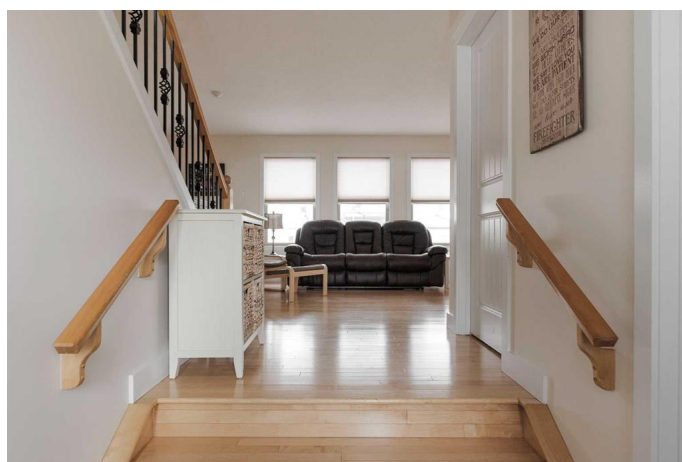
Comfortable and practical living come together in this thoughtfully laid-out home, where warm tones and classic finishes create a welcoming atmosphere. The dedicated kitchen, outfitted with custom maple cabinetry, stainless steel appliances, and a walk-in pantry, opens to the adjacent dining area with a patio door inviting you outdoors. Rich maple hardwood flows through the main floor, accented by a tri-sided fireplace that defines the living and dining rooms. Newly installed wide plank luxury vinyl adds continuity and durability on the upper level, where a light-filled bonus room offers versatile space for family living. The serene primary suite includes a walk-in closet and spa-inspired ensuite with jetted tub and custom rain shower, while two additional bedrooms and a four-piece bath complete the upper level. A separate-entrance to the one-bedroom suite (final permits in progress to make it legal) with kitchen, living area, 4 piece bathroom and large bedroom, is built on an ICF foundation with approved engineered plans in place. Central A/C, 2 furnaces, a heated finished double garage, and a fully fenced, west facing backyard and just steps away from gorgeous trails make this move-in ready home the perfect choice.

Built in 2008

## Essential Information

MLS® #

A2221800



Price	\$619,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,864
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	371 Fireweed Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J6

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Off Street
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Through, Three-Sided
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Storage
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	31
Zoning	R1

**Listing Details**

Listing Office	COLDWELL BANKER UNITED
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