

# \$769,000 - 415 Fireweed Crescent, Fort McMurray

MLS® #A2225996

**\$769,000**

7 Bedroom, 5.00 Bathroom, 2,919 sqft

Residential on 0.12 Acres

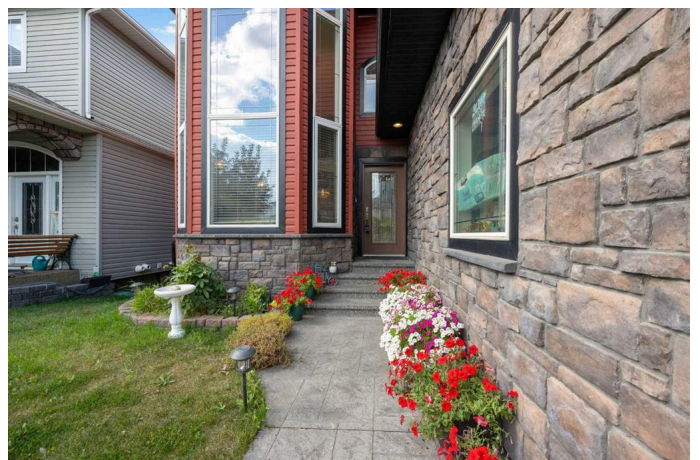
Timberlea, Fort McMurray, Alberta

This Extraordinary Custom-Built Home at 415 Fireweed is located Backing onto a Serene Pond with Unrivalled Views. Featuring 7 bedrooms and 5 full bathrooms, including a Legal Walkout Basement Suite, This Property offers Unparalleled Elegance and functionality.

From the moment you arrive, The Stamped concrete driveway and impressive stonework at the garage entrance create a stunning first impression. As you step inside, the attention to detail is clear—this home is a Masterpiece of Craftsmanship, with Solid wood doors and Custom bathrooms featuring Floor-to-Ceiling tile work like you've never seen before. The rich hardwood floors flow throughout, adding warmth and sophistication.

The main level boasts a formal living room and dining room, perfect for hosting, while a den/bedroom with a full bath is ideal for extended family or guests. The open-concept living room, breakfast nook, and gourmet kitchen overlook the tranquil pond, leading to a wraparound deck that offers the best views on the street. The kitchen is a chef's dream, with stainless steel appliances, a ceramic backsplash, granite countertops, a pantry, and a center island. The spacious living room features a gas fireplace and large windows that frame breathtaking sunsets.

Upstairs, a private office overlooks the formal living room, while the oversized primary suite



is designed for royalty. With a gas fireplace, a luxurious ensuite featuring double sinks, a double shower, a corner jetted tub, and a walk-in closet, this is the ultimate retreat. Two more generously sized bedrooms and a 4-piece bath complete the upper level.

The legal walkout basement suite offers a fully self-contained, 2-bedroom suite, ideal for rental income or guests. In addition, the lower level includes a fifth bedroom and full bath for the upper occupants.

This is an extraordinary opportunity to experience luxurious living in a home that defines elegance, comfort, and style. Schedule your private viewing today to experience this one-of-a-kind property!

Built in 2008

### **Essential Information**

MLS® #	A2225996
Price	\$769,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,919
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	415 Fireweed Crescent
Subdivision	Timberlea
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1R8

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Multiple Driveways, Oversized
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Greenbelt, Landscaped, No Neighbours Behind, Private, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	28
Zoning	R1

### Listing Details

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