



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

**MLS # A2306220**



**\$754,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,411 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Street Lighting		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE X 3, STOVE X 2, DISHWASHER X 1, WASHER/ DRYER, X 2, CENTRAL AIR, HEATER IN GARAGE, WINDOW COVERINGS, GARAGE DOOR OPENER

Executive Luxury with Maximum Rental Potential at 164 Wild Rose Street This custom-built executive raised modified bungalow offers an expansive 3,948 SF of total living space, masterfully designed to balance high-end luxury with exceptional functionality. The interior is defined by sophisticated details, including coffered ceilings, elegant crown moldings, and a seamless blend of hardwood and gleaming porcelain tile. Flooded with natural light through large windows, the home features a chef-inspired kitchen with a massive granite island and premium maple cabinetry that flows into a Great Room anchored by a two-way fireplace. The main floor is perfectly laid out for a growing family, offering two large bedrooms plus a versatile office den or entertainment room. The living quarters are topped by a spectacular master suite located above the garage, featuring a spacious layout, a huge walk-in closet, and a luxurious spa-style ensuite. Designed as a strategic "mortgage helper," the fully finished basement includes a separate entrance and is intelligently configured to maximize rental income. This layout provides the potential to accommodate multiple tenants or offer a private, expansive wing for extended guests. Situated on a prime corner lot with a stucco exterior, an oversized double garage, and an aggregate exposed driveway with extra side parking, this move-in-ready masterpiece is the ideal solution for those seeking an elite lifestyle paired with smart financial versatility.