



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

MLS # A2306220



\$764,900

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

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

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.