GRASSROOTS REALTY GROUP

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209 FIREWEED Crescent
Fort McMurray, Alberta

MLS # A2320561

$689,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,636 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	5	**Baths:**	3
Garage:	Additional Parking, Aggregate, Double Garage Attached, Garage Door Opene		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	See Remarks	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: FRIDGE(2), STOVE(2), DISHWASHER(2), WASHER(2), DRYER(2), CENTRAL VAC + MISC ATTACHMENTS, CENTRAL A/C(2), WINDOW BLINDS CURTAINS & RODS, 4 TV MOUNTS +TV'S, GARAGE DOOR REMOTE, ATTACHED GARAGE SHELVES, MICROWAVE, FIREPIT

209 Fireweed Crescent! Stunning Modified Bi-level in Timberlea close to schools in move in ready condition on a nice big corner lot with rear yard access for the toys and oversized front driveway with lots of parking! Pride of ownership beams through in this lovely home that Features 3+2 Bedrooms + separate entrance with Legal 2-bedroom suite but can easily be used as a family home if you don’t want the suite; with this exceptional design built by Qualico Homes. Welcome inside where you’ll find a massive vaulted ceiling through the center of the home allowing tons of natural light to pour in; which leads you to the renovated eat-in kitchen with large island and eat-up bar, Quartz counters, Stainless rangehood with ceran top stove and has been built with functionality in mind! The modern colors and design are exceptional. Off the kitchen you have access to the 2 tier patio deck with gas BBQ line & views of the pond to be enjoyed. Main floor also has front living room and dining area with Gas fireplace & mantle. Up to the 2nd floor is where you will find the Primary bedroom hideaway with his/her walk-in closet, ensuite with 6ft jetted tub; stand up shower and vanity. Bedroom 2+3 are on the main floor featuring 9ft ceilings as well. Down to the lower level you have large finished laundry/Storage room, large family room area with kitchen & all the appliances, 2 more very spacious bedrooms and all in very well-kept condition! No smoking home & no pets! This home will sell itself so be sure to visit! More features include- Central A/C on both furnaces, Central Vac, Heated floor in basement bath, Double attached finished heated garage with epoxy floor, hot/cold water in garage, Rock Insulation sound proofing in lower level, Hot water on demand and the list goes on; Call today to view before its gone!!

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