



**GRASSROOTS**

REALTY GROUP

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**376 Fireweed Crescent  
Fort McMurray, Alberta**

**MLS # A2320797**



**\$699,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,372 sq.ft.           | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Garden                 |               |                   |

|                    |                          |                   |    |
|--------------------|--------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Tile           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco                   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar                      |                   |    |

**Inclusions:** N/A

Welcome to 376 Fireweed Crescent, Offering just under 2,380 sq. ft. of beautifully designed living space, this stunning two storey home showcases exceptional craftsmanship, luxurious finishes, and thoughtful updates throughout. Located in one of Timberlea's most sought after neighbourhoods, you'll enjoy being just minutes from parks, schools, shopping, walking trails, and everyday amenities. Step inside to soaring vaulted ceilings, an abundance of natural light, and an impressive open concept design. The heart of the home is the chef inspired kitchen featuring granite countertops, an oversized island, corner pantry, stainless steel appliances and brand new induction stove with dual zone oven (2025), dishwasher(2025), beautiful herringbone tile backsplash, and updated flooring. The spacious living room is highlighted by rich hardwood flooring and a stunning rock faced gas fireplace, creating the perfect space for entertaining or relaxing. A versatile main floor flex room offers endless possibilities as a home office, playroom, or additional bedroom, while main floor laundry and a convenient powder room complete the level. Upstairs you'll find a spacious bonus room with soaring ceilings, oversized windows, and a second gas fireplace. Two generous bedrooms, an updated four piece bathroom, and an impressive primary retreat await, featuring a luxurious five piece ensuite with dual sinks, a jetted tub, Shower and plenty of room to unwind. The fully developed basement offers incredible flexibility with a separate entrance thru the garage complete with large recreation area with wet bar, two spacious bedrooms, a den or office, and a full four piece bathroom. Whether you're accommodating extended family or enjoying it for to your self this lower level adds exceptional value. Outside, this home truly shines. The fully landscaped backyard is your own private

retreat featuring maintenance free composite decking, beautiful patio space, mature fruit trees, lush gardens, and new 3' x 6' raised garden beds perfect for growing your own vegetables and flowers. The home's full stucco exterior delivers outstanding curb appeal, durability, and timeless character, while the oversized aggregate driveway and attached double garage provide ample parking. Additional upgrades include a new hot water tank(2025), New radiant garage heater (2025), updated lighting fixtures throughout, new faucets and plumbing fixtures throughout the home, central air conditioning, fresh paint in multiple rooms, surround sound wiring, and countless thoughtful improvements that make this property truly move in ready. Luxury, functionality, and pride of ownership come together in this exceptional executive home. Opportunities like this are rare. Schedule your private showing today and experience everything 376 Fireweed Crescent has to offer.