



**388 Fireweed Crescent
Fort McMurray, Alberta**

MLS # A2321464



\$590,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, See Remarks, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove Dishwasher, Microwave, Washer, Dyer, A/C Unit, Garage Heater, All window Coverings, central vac and attachments, shed,

ATTACHED DOUBLE HEATED GARAGE | FULLY DEVELOPED. Welcome to 388 Fireweed Crescent. This well-maintained home offers a functional layout and a range of desirable features for comfortable family living. The main floor welcomes you with a spacious foyer, providing direct access to a convenient laundry room complete with cabinetry and additional storage. The open-concept design continues into the bright kitchen, which features ample counter space, plenty of cabinetry, and a corner pantry, flowing seamlessly into the bright living room highlighted by a cozy gas fireplace and into the generous dining nook with direct access to the fully fenced and landscaped backyard. Upstairs, the primary bedroom offers a walk-in closet and a well-appointed ensuite featuring a stand-up shower and corner jetted tub, along with two additional spacious bedrooms and a full 4-piece bathroom. The fully developed basement provides a large recreation room, one bedroom, a den (with potential to be converted into a second bedroom), a dedicated storage room, and additional storage space under the stairs. The landscaped backyard is perfect for entertaining, featuring a two-tiered deck, gas line for a BBQ, and a storage shed. Additional highlights include central air conditioning (2015), a hot water tank (2021), and a regularly serviced furnace. The aggregate driveway offers an extended area for additional parking. Ideally located close to schools, parks, and all amenities, this home is a must-see. Call today to book your personal showing.