



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

164 FIREWEED Crescent
Fort McMurray, Alberta

MLS # A2325974



\$499,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home		

Inclusions: Fridge, Microwave, Washer, Dryer, Dishwasher, stove, Window covers, keys and garage door opener

Welcome to 164 Fireweed Crescent, a beautifully maintained family home offering the space, functionality, and location you are looking for. Ideally situated close to schools, bus routes, grocery stores, parks, scenic trails, and everyday amenities, this home makes family living both convenient and enjoyable. Step inside to a bright and spacious main floor featuring a generous living room with plenty of space for large furniture, a versatile dining room that can easily serve as an extension of the living area or a formal dining space, a convenient 2-piece powder room, and a functional kitchen complete with updated appliances and a cozy breakfast/dining nook. Upstairs, you'll find the ideal family layout with four spacious bedrooms on the same level, including a comfortable primary retreat with its own ensuite bathroom, plus an additional full bathroom. The fully finished basement provides even more living space with a large recreation/family room perfect for movie nights, a home gym, or a children's play area. This level also includes a fifth bedroom, another 3-piece bathroom, laundry room, and additional storage. Outside, enjoy a low-maintenance backyard designed for relaxing instead of yard work, complete with a large deck that's perfect for summer BBQs and entertaining. The heated double detached garage adds year-round comfort and convenience. Recent updates include new kitchen and basement flooring (2025), as well as a new stove and dishwasher (2025). This move-in ready home offers exceptional value, plenty of space for a growing family, and a fantastic location—don't miss your opportunity to make it yours!