



GRASSROOTS
REALTY GROUP

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**132 Fireweed Crescent
Fort McMurray, Alberta**

MLS # A2350582

\$499,888

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,487 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Fridge, stove, dishwasher, otr microwave, washer, dryer, hot tub, garage door opener and heater, central a/c, chalk board in the dining room, all window coverings, all remaining building materials extras and subfloor in the basement

PRIDE OF OWNERSHIP SHINES THROUGH ON THIS BEAUTIFULLY RENOVATED HOME! Introducing 132 Fireweed Crescent, a beautifully maintained, move-in-ready 2-storey home in the desirable neighbourhood of Timberlea! Offering 3 bedrooms, 2.5 bathrooms, a detached 24 x 24 heated garage and a fantastic location within walking distance to schools, parks and walking trails, this home checks all the boxes! Step inside to discover a bright, inviting open-concept main floor featuring updated flooring, fresh paint and a spacious living room complete with a cozy gas fireplace. The kitchen offers an excellent layout with a large island and eat-up breakfast bar, stainless steel appliances, a new kitchen sink, ample cabinetry and a convenient pantry. The adjoining dining area features an oversized window allowing plenty of natural light, along with a charming built-in chalkboard that adds character to the space. Upstairs, you'll find a versatile bonus area, perfect for a home office, reading nook or additional family space. The spacious primary bedroom features a walk-in closet and private ensuite. Two additional bedrooms are connected by a convenient Jack-and-Jill bathroom, creating an ideal setup for families. The partially developed basement offers excellent potential to add additional living space and includes bathroom rough-in for future development. Step outside to your fully fenced and landscaped backyard, featuring a covered deck, designated hot tub area and plenty of room to enjoy outdoor living. Car enthusiasts and those needing extra storage will appreciate the detached 24 x 24 heated garage! Additional updates include the A/C compressor, furnace fan motor and hot water tank, approximately 6 years old. With its thoughtful layout, numerous updates, fantastic garage and family-friendly location, 132 Fireweed Crescent offers exceptional value and is ready for

its next owners!