



# 109 Fireweed Crescent Fort McMurray Alberta

\$649,900

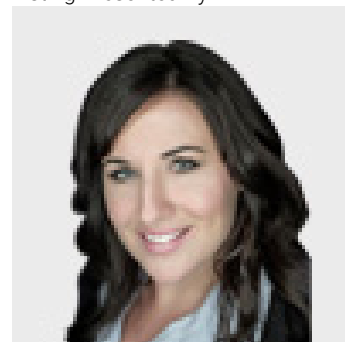
Welcome to this professionally custom built WALK OUT 2 Story home backing on to GREEN SPACE AND POND with 2 Bedrooms Legal Suite! Imagine Entertaining your family and friends in This Stunning Home with 2 Bedrooms Walkout Legal Suite. The SPACIOUS floor plan Features Formal living and dining rooms, flowing seamlessly into an open concept kitchen, family room, and dining nook. The kitchen boasts stainless steel appliances, mocha cabinets, a gas stove, granite countertops, a tile backsplash, heated floors and a corner pantry. The family room, with its large window, gas fireplace, hardwood floors, and matching mantle, provides direct access to a deck with a view of the pond and a fenced, landscaped yard. Upstairs, the primary bedroom includes a large walk-through closet and a luxurious 5-piece ensuite with a jet tub and a separate shower. The upper floor also offers two more bedrooms, a full bath, and a 19'11" x 17'7" BONUS ROOM finished with elegant wainscoting. You will LOVE the convenience of the 2nd FLOOR LAUNDRY. The basement is FULLY DEVELOPED with a 2-bedroom legal suite, featuring large windows with pond views, a full kitchen, a common area, and a full bathroom. Outside, you'll find concrete steps leading to a WALK-OUT PATIO/CONCRETE PAD. Additional bonuses include Central A/C, central vacuum, two furnaces, a finished 24' x 20' HEATED attached garage, a wide AGGREGATE EXPOSED driveway, modern lighting and pot lights, and upgraded molding and baseboards. (id:6769)

4pc Bathroom 5.75 Ft x 8.08 Ft  
Bedroom 10.67 Ft x 13.00 Ft  
Bedroom 9.00 Ft x 14.08 Ft  
Kitchen 10.92 Ft x 10.67 Ft  
Recreational, Games room 9.50 Ft x 14.58 Ft  
Furnace 18.75 Ft x 9.92 Ft  
2pc Bathroom 5.00 Ft x 6.42 Ft  
Dining room 9.67 Ft x 15.00 Ft  
Living room 14.75 Ft x 13.58 Ft

Kitchen 8.25 Ft x 13.00 Ft  
Living room/Dining room 11.92 Ft x 19.50 Ft  
4pc Bathroom 8.50 Ft x 5.08 Ft  
5pc Bathroom 11.58 Ft x 10.17 Ft  
Bedroom 12.58 Ft x 13.58 Ft  
Bedroom 18.33 Ft x 10.00 Ft  
Laundry room 5.50 Ft x 6.33 Ft  
Bonus Room 19.92 Ft x 17.58 Ft  
Primary Bedroom 12.33 Ft x 14.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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RE/MAX FORT MCMURRAY

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