



146 Iris Way Fort McMurray Alberta

\$629,900

Welcome to 146 Iris Way: This meticulously maintained, 2-story home is on a quiet street in the desirable Timberlea neighbourhood, steps to scenic trails. This home has four bedrooms, 3.5 bathrooms, a spacious bonus room, and a triple car garage, and it is ready to welcome its new owners. The main level boasts an inviting open concept layout, creating a seamless flow throughout the living space. The living room's focal point is the elegant gas fireplace, complemented by built-ins that add style and functionality. The kitchen features granite countertops, newer stainless steel appliances, and a sizeable eat-up island that doubles as a culinary hub and gathering space. The main level was thoughtfully designed with a walk-through pantry connecting to the laundry room and garage, and the main floor is complete with a 2pc powder room and stunning newer tile and laminate flooring. Step out from the dining room onto the deck, where you can enjoy outdoor gatherings in the fully fenced and landscaped backyard, complete with a shed for your outdoor tools and storage. Upstairs, discover a generously sized bonus room with abundant natural light, a primary bedroom featuring a walk-in closet and a luxurious 4pc ensuite. Two additional spacious bedrooms and another 4pc bathroom complete the upper level. Heading downstairs, the fully finished basement offers a separate entrance through the garage, providing flexibility and privacy. The expansive rec room is equipped with a wet bar, providing an ideal space for entertaining. A bedroom, another 4pc bathroom, and under-the-stairs storage further enhance the functionality of this lower level. The heated triple-car garage, equipped with epoxy flooring, offers convenient access to the basement, laundry room, and backyard. Previously, it has held two large SUVs while accommodating a fully equipped gym setup and abundant storage for added ver...

Primary Bedroom 14.00 Ft x 11.33 Ft

4pc Bathroom 9.75 Ft x 5.42 Ft

Bedroom 13.67 Ft x 11.33 Ft

Bedroom 11.42 Ft x 11.17 Ft

Bonus Room 14.92 Ft x 15.50 Ft

4pc Bathroom 9.67 Ft x 5.33 Ft

Other 7.33 Ft x 7.33 Ft

4pc Bathroom 4.92 Ft x 7.42 Ft

Furnace 7.67 Ft x 12.00 Ft

Living room 17.42 Ft x 15.00 Ft

Dining room 13.58 Ft x 7.00 Ft

Kitchen 13.75 Ft x 10.67 Ft

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

Listing Presented By:



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The Agency North Central Alberta

RE/MAX

RE/MAX Fort McMurray

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Recreational, Games room 16.58 Ft x 16.50 Ft

2pc Bathroom 4.50 Ft x 5.17 Ft

Bedroom 10.75 Ft x 10.58 Ft

Laundry room 8.92 Ft x 8.67 Ft