

# \$809,900 - 145 Fireweed Crescent, Fort McMurray

MLS® #A2231229

**\$809,900**

7 Bedroom, 5.00 Bathroom, 2,758 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

WELCOME to the epitome of LUXURY LIVING in the bustling heart of Paquette Heights, where a RARE GEM of a home, 145 FIREWEED CRES backs on to a picturesque pond and lush greenery. Let's embark on a virtual tour of this spectacular residence. As you arrive, the aggregate exposed driveway invites you to ascend the dual staircases that lead to the serene backyard retreat. Imagine the convenience of having these additional stairs for your tenant or for those moments when you crave an easy escape to the outdoors. The backyard is a tranquil oasis, boasting unrivaled views of one of the most coveted pond locations in the area. Step inside this architectural marvel and be greeted by an opulent foyer that opens up to a tapestry of exotic Brazilian tiger wood floors, and higher end elegantly adorning the main and upper levels. The formal dining and living room exude sophistication, offering the perfect canvas for intimate gatherings or quiet reflection. For those who appreciate the finer details, the seamless flow between spaces is accentuated by the Italian porcelain tiles that dance beneath your feet. The pièce de résistance is the open-concept informal living area, a harmonious blend of comfort and luxury. Here, a majestic gas fireplace warms the family room, which flows into the gourmet kitchen, a chef's dream replete with a colossal island, midnight granite countertops, and beautiful S/S appliances. The under-cabinet lighting adds a touch of glamour, while the



walk-in pantry ensures you're never short on space for your culinary endeavors. The natural light floods in through the banks of windows, framing the stunning pond view, while a garden door beckons you to step out onto the full-length deck. Imagine the scent of BBQ wafting through the air as you host alfresco dinners, with gas hookups at the ready for those sizzling summer nights. The second floor is a sanctuary unto itself, with four well-appointed bedrooms, each a testament to the thoughtful design of the home. The primary suite is a masterclass in opulence, featuring a colossal walk-in closet, dual sinks, a decadent corner jetted tub, and a custom tile shower enclosed by a sleek glass door. Unwind in the sitting area with a crackling gas fireplace, or step out onto your private balcony deck for a moment of peace amidst the urban wilderness. The second bedroom is a haven for the young at heart, boasting its own private ensuite bathroom, making it the ultimate kids' retreat or a guest suite par excellence. The third bathroom and laundry room, complete with ample storage, and a 3rd bathroom are conveniently located on this floor. The 4th bedroom can also be used as a bonus room! Surrounded with higher-end finishing!

**DISCOVER A MORTGAGE HELPER! This LEGAL SUITE is a showstopper, with a full kitchen, spacious living room w/gas fireplace, two bedrooms, a dining area, and a separate laundry AND WALK-OUT BASEMENT. CALL NOW to schedule a viewing, and let the journey to your DREAM HOME begin! BONUS A/C!**

Built in 2009

### **Essential Information**

MLS® #	A2231229
Price	\$809,900
Bedrooms	7

Bathrooms	5.00
Full Baths	5
Square Footage	2,758
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	145 Fireweed Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J3

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Crown Molding, Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Great Room, Master Bedroom
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, See

	Remarks, Views
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.