

# \$899,888 - 243 Wild Rose Street, Fort McMurray

MLS® #A2183730

**\$899,888**

6 Bedroom, 4.00 Bathroom, 2,520 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

WELCOME TO 243 WILDROSE STREET, A CUSTOM-BUILT HOME IN ONE OF FORT MCMURRAY'S FAVORITE LOCATIONS, IN THE CUL DE SAC ON THIS EXECUTIVE STREET BACKING GREENSPACE AND POND, WITH A TRIPLE TANDEM HEATED GARAGE AND OVER 3700 SQ FT OFG LIVING SPACE. Original owners are saying goodbye to their stunning home in which they had custom built with a WALK OUT basement, and jaw dropping curb appeal that has repeatedly won in the Communities in Bloom competition. The exterior offers the rare find of stucco finish, stamped concrete walkways and driveway, a fully fenced and professionally landscaped yard, the rear yard finished with artificial turf, Kwik curb, upper deck and lower concrete patio along with direct access from your yard to walking paths. Not only is the exterior a rare find, so is the interior. Step into this custom design and not the beautiful foyer title work that leads to a large front sitting room or office, then you are engaged by the breathtaking views from the windows that fill the entire wall in the great room. The Great room features hardwood floors and a floor to ceiling feature wall of stone that offers a gas fireplace. The open concept living area continues with a top of line kitchen featuring solid wood cabinetry, granite counter tops, custom range hood, built in appliances, including a gas stove. In addition, you have a massive walk-through pantry with windows. The dining room overlooks your yard and



features pond views and garden door leading to your covered deck with glass rails. In addition, on this level you have a 2-pc powder room, large walk-in mudroom and closet. The staircase leads you to the upper level with a large landing that overlooks the main level and features 4 BEDROOMS UP and 2 full bathrooms, along with upper-level laundry. The Primary bedroom offers a walk-in closet an ensuite with heated tile floors, jetted tub, and walk in shower with body sprayers. The entire main and upper level is covered in hardwood and tile floors. The lower-level features large above ground windows on this walk out basement that is finished with a full kitchen with that features a wraparound breakfast bar, a full set of appliances, large family room and 2 large bedrooms and full bathroom and laundry. All completed with the same luxury finishes as upper level. To complete this lower level, you have double garden doors leading to your lower concrete patio. OTHER FAB FEATURES INCLUDE A HIGH VELOCITY HEATING SYSTEM WITH INFLOOR HEAT IN BASEMENT AND GARAGE, CENTRAL A/C, HUNTER DOUGLAS SILOUETTE BLINDS. This an excellent opportunity to own an executive home in a sought-after neighborhood, close to schools, shopping and more. Call today and schedule your personal tour of the remarkable home today.

Built in 2009

### **Essential Information**

MLS® #	A2183730
Price	\$899,888
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,520
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	243 Wild Rose Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G8

### **Amenities**

Parking Spaces	6
Parking	Tandem, Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3
Waterfront	Pond

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Pantry, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Garage Control(s), Central Air Conditioner, Gas Stove
Heating	Boiler, Forced Air, Natural Gas, High Efficiency, Hot Water, In Floor, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry, Walk-Out

### **Exterior**

Exterior Features	Private Yard, Private Entrance
-------------------	--------------------------------

Lot Description	Back Yard, Front Yard, Lake, Street Lighting, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Greenbelt, Treed
Roof	Asphalt, Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 16th, 2024
Days on Market	181
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.