

# \$619,900 - 122 Iris Way, Fort McMurray

MLS® #A2208066

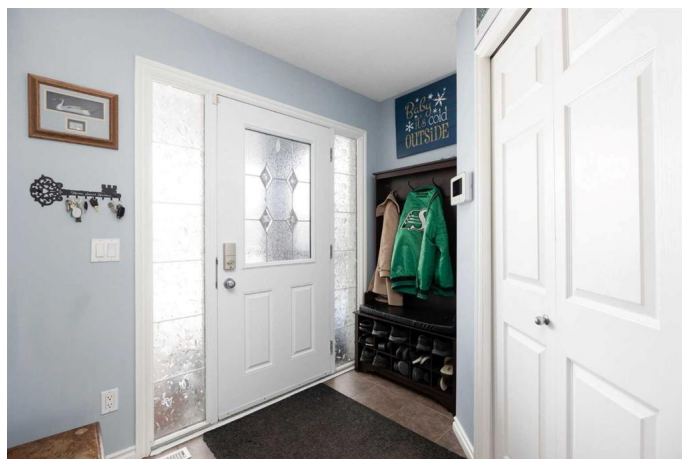
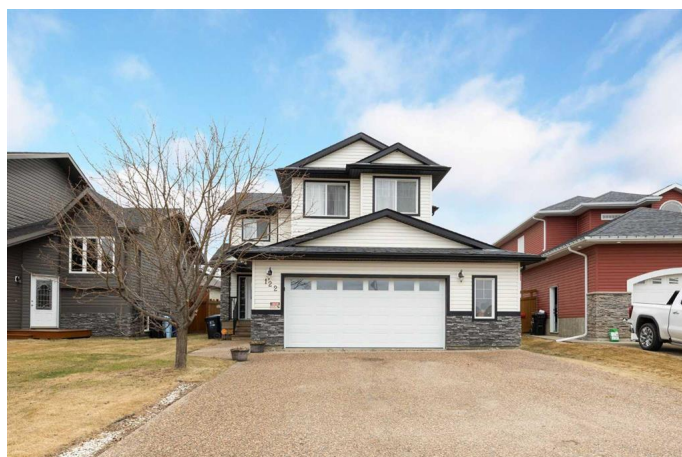
**\$619,900**

5 Bedroom, 4.00 Bathroom, 1,880 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

Welcome to this stunning 5-bedroom, fully developed home with over 2600+ sqft of total living space! It is perfectly situated in a sought after area close to all amenities, bus stops, and more. This incredible home checks off all the boxes, and features an oversized, OVER SIZED heated double-car garage that is perfect to park your cars or to use for storage and convenience. The main floor offers an open concept floor plan with a cozy gas-burning fireplace, a spacious kitchen with a large island with a breakfast bar, quartz countertops, stainless steel appliances, ample cupboard space, and to top it all off- a walk-through pantry. You'll also find a main floor laundry and 2 pc bathroom conveniently situated on this floor. Upstairs, there are 3 well-sized bedrooms, including the large primary suite, which boasts a walk-in closet with built-in shelving and a 4-piece ensuite. Additionally, there is an awesome bonus room which provides a flexible space—perfect for a second living room, playroom, or gym, this level also has an additional 4 pc bathroom for added convenience. The basement is fully developed and includes a spacious 2-bedroom non-conforming suite, ideal for guests, extended family, or rental income, a second laundry, kitchenette, and full bathroom! Outside, you'll enjoy a private backyard oasis with so much sunlight, along with a fully fenced in yard, a newer deck, and an incredible saltwater hot tub situated under a beautiful pergola—perfect for relaxing or entertaining.



Recent upgrades since 2021 include: central air, tankless water heater, new garage door, garage heater, patio door, gas stove, back deck, and a pergola. This home is an exceptional find, with incredible neighbours and offers the perfect blend of comfort, style, and functionality- make sure you schedule your viewing today!

Built in 2007

### Essential Information

MLS® #	A2208066
Price	\$619,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,880
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	122 Iris Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0H3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Aggregate
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	30
Zoning	R1

## Listing Details

Listing Office	EXP REALTY
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