

# \$414,000 - 172 Fireweed Crescent, Fort McMurray

MLS® #A2258435

**\$414,000**

4 Bedroom, 4.00 Bathroom, 1,473 sqft

Residential on 0.08 Acres

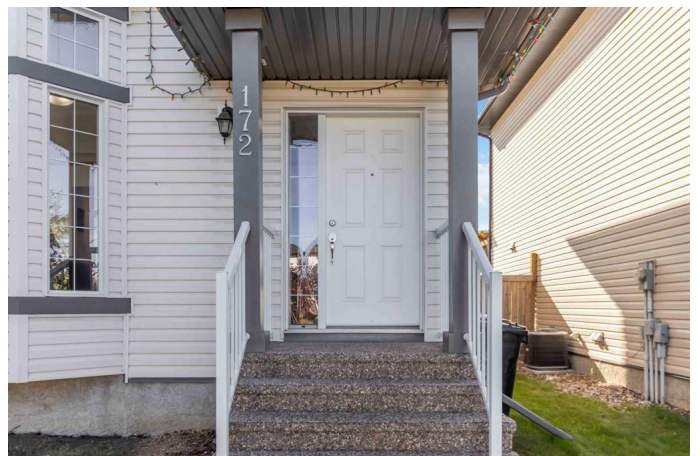
Timberlea, Fort McMurray, Alberta

Welcome to the picturesque and highly regarded Fireweed Crescent, where life feels connected to both nature and community. From your front step, you can enjoy the peaceful view of one of Fort McMurray's most beautiful storm ponds or head to the North Parsons trail system, a local favorite for outdoor adventures.

This bright and inviting two-story home offers over 2,206 sq ft of living space, thoughtfully designed for family living and entertaining. The double height living room with soaring vaulted ceilings floods the home with natural light, creating a warm and airy atmosphere from the moment you walk in. An inviting dining room flows seamlessly into the sun-filled kitchen, and from there, step out onto the deck and into the backyard oasis, a perfect spot to gather with family and friends long into summer evenings.

Upstairs, you'll find two generously sized bedrooms for the kids with their own 3-piece bathroom, along with a private primary suite featuring a walk-through closet and 3-piece ensuite. The partially developed basement extends your living space with a fourth bedroom, an additional 3-piece bathroom, and plenty of room for a cozy family TV area or games room.

With 4 bedrooms, 3.5 bathrooms, and a bright, welcoming layout, this home offers a balance of comfort, function, and style. Close to schools, multiple playgrounds, and endless outdoor recreation, 172 Fireweed Crescent is



perfect for families who want both convenience and connection to nature.

Don't miss your chance to own in one of Fort McMurray's most desirable neighborhoods. Book your showing today!

Built in 2009

### Essential Information

MLS® #	A2258435
Price	\$414,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,473
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	172 Fireweed Crescent
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0J3

### Amenities

Parking Spaces	3
Parking	Alley Access, Gravel Driveway, On Street, Parking Pad, Rear Drive

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2025
Days on Market	2
Zoning	R1S

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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