

# \$769,888 - 155 Wild Rose Street, Fort McMurray

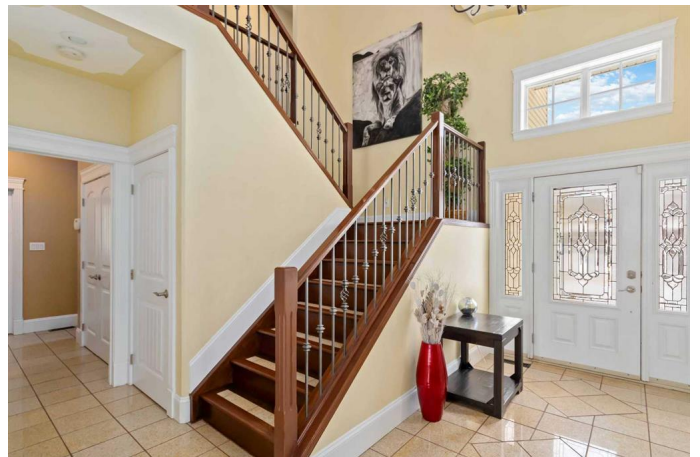
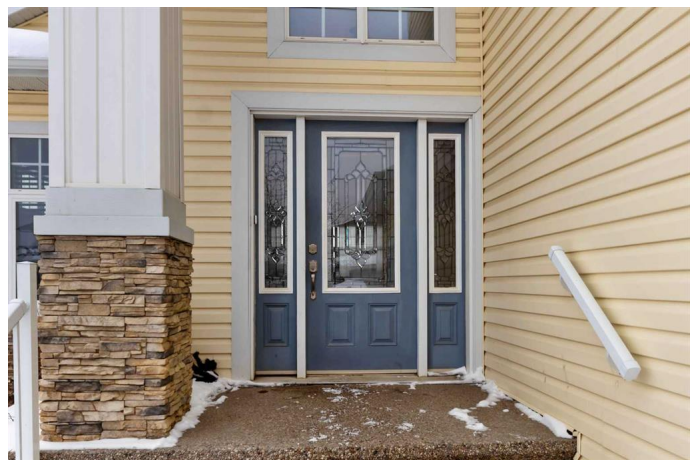
MLS® #A2201127

**\$769,888**

4 Bedroom, 4.00 Bathroom, 2,309 sqft  
Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

EXECUTIVE HOME WITH 3500 SQ FT OF LIVING SPACE BACKING THE GREENBELT, AND NEXT TO WALKWAY WITH DIRECT ACCESS TO THE TRAIL SYSTEM. 155 Wild Rose Street is located in one of Fort McMurray's most sought-after neighbourhoods, where families can enjoy quick access to schools, parks, and more. Inside this bright and airy 1.5-story home you have features such as a THEATRE ROOM, WET BAR, OFFICE, HUGE WINDOWS, MASSIVE WALK-IN PANTRY, COFFERED CEILINGS, AND ALL THE HIGH END FINISHINGS you want in a dream home. The gorgeous and spacious main level offers a large tiled front foyer that leads to your open-concept living area with engineered hardwood floors. The great room features a gas fireplace, and built-in cabinets creating a beautiful feature wall. For the chef of the home, you will love the oversized custom kitchen featuring a large island with a sink, built-in wine racks, timeless ivory upper cabinets, built-in appliances including a gas range, an incredible walk-in pantry, and more. The dining room is surrounded by windows and offers a huge space that is perfect for entertaining and family dinners while taking in the greenbelt views. The main level continues with a large front office with double French doors which can also be an upper level 4th bedroom. This main level is complete with a large laundry room, and 2pc powder room. The custom staircase leads to your upper level



with 3 plus size bedrooms. The primary bedroom features a corner gas fireplace, walk-in closet, 5 pc ensuite, and even your own private balcony with beautiful views. The fully finished basement will be the space that everyone will enjoy. This is where your family can have a movie night in your theatre room, enjoy a game in of pool in the games room, or take in the hockey game while sitting at your custom wet bar. This lower level also offers a large bedroom and full bathroom. On the exterior of the home, you have a large 6200+ sq ft fully-fenced lot, a large deck, built-in gazebo, and gated access direct to the greenbelt and trails. In addition, there is an oversized attached heated garage over 30 ft long. 32x24 exterior measurements. Additionally you have a NEW FURNACE IN 2024 AND CENTRAL A/C. This is the home that will check off all the boxes for your family and offers an excellent location. Call today for your opportunity to live on beautiful Wild Rose Street.

Built in 2007

### Essential Information

MLS® #	A2201127
Price	\$769,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,309
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	155 Wild Rose Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G7

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	33
Zoning	R1

## Listing Details

Listing Office            COLDWELL BANKER UNITED

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