

# **\$865,000 - 151 Wild Rose Street, Fort McMurray**

MLS® #A2233742

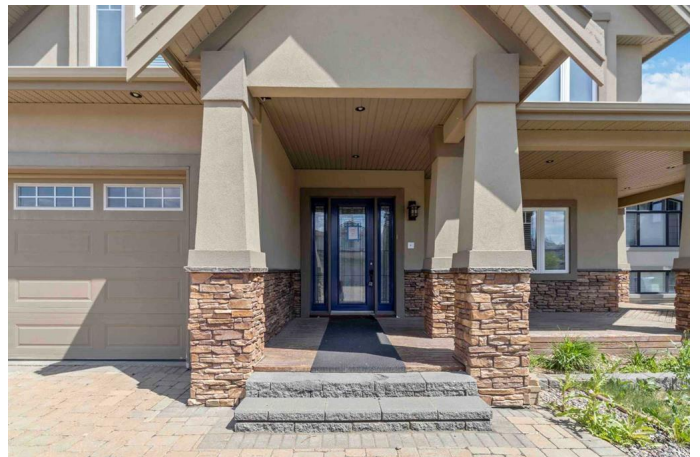
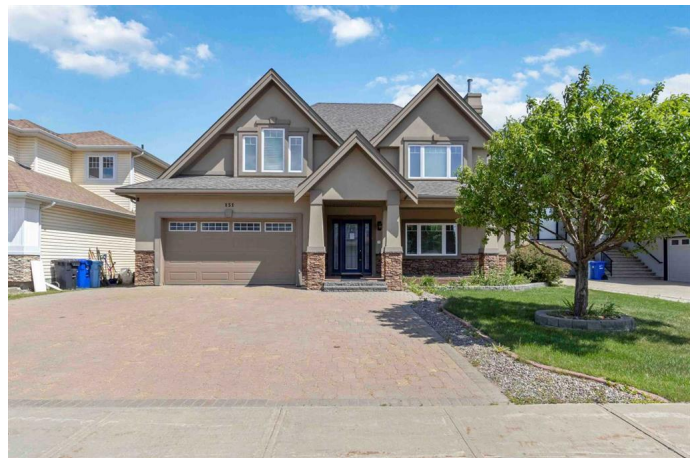
**\$865,000**

6 Bedroom, 6.00 Bathroom, 3,398 sqft

Residential on 0.17 Acres

Timberlea, Fort McMurray, Alberta

RARE OPPORTUNITY TO OWN THIS CUSTOM BUILT HOME WITH OVER 5000 SQ FT OF LIVING SPACE, BACKING THE GREENBELT! This incredible home is situated on a lot of just under 7,500 sq ft that backs the greenbelt and Birchwood trails. It features stunning curb appeal with a wrap-around front veranda, a fully fenced and landscaped yard, and a large deck with glass rails. The interior of the home features luxury and timeless finishings from top to bottom, including hardwood floors, crown moldings, a spiral staircase, granite countertops, in-floor heat in the lower level and garage, and central a/c on the upper level, and is roughed in for the main level. When you enter this home, you are greeted by a front entrance that leads to your Great room, surrounded by windows and a beautiful gas fireplace with a gorgeous mantle. This level is complete with a custom kitchen with built-in appliances, a range hood, large dining nook, plus a formal dining room. The main level family room features built-in cabinets and a stone-faced gas fireplace. The main level is complete with a bedroom/office, 2 pc powder room, main floor laundry, and direct access to the garage. Take the stunning staircase to the upper level that features 4 oversized bedrooms and 3 full bathrooms. Two of the bedrooms connect to a Jack-and-Jill bathroom, each room having its own sink and toilet. The 2nd bedroom features vaulted ceilings and a walk-in closet. The 3rd and 4th also offer large closets and greenbelt views.



All bedrooms offer custom finishings with window benches. The upper-level landing overlooks the main foyer. The Primary bedroom offers a fantastic design with a massive bedroom, huge windows with stunning greenbelt views. Dream walk-in closet and 5 pc ensuite, that includes an air jetted tub, stand-up shower, and double sinks. The lower level of the home has 1600 sq ft of space that includes a Theatre/media room with two-tiered seating and built-in cabinets. This level also includes a large wet bar, massive rec room and games area, separate entrance, 6th bedroom and full bathroom, plus you have another 2 pc bathroom on this level. This amazing property once sold in our MLS for 1.4 million, to give you an idea of the caliber of home this is and its prime location on one of Fort McMurray's favorite streets, Wild Rose, in the heart of Timberlea, close to all amenities, schools, parks, shopping and more. Call today for your private tour.

Built in 2007

### **Essential Information**

MLS® #	A2233742
Price	\$865,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,398
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	151 Wild Rose Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0G7

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Tile Counters
Appliances	See Remarks
Heating	Boiler, In Floor, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn, No Neighbours Behind, Greenbelt
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	19
Zoning	R1

**Listing Details**

Listing Office                    COLDWELL BANKER UNITED

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