

# \$749,900 - 199 Wild Rose Street, Fort McMurray

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MLS® #A2239689

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,162 sqft

Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 199 Wild Rose Street. This beautiful air conditioned family home is on one of the most sought after streets in Timberlea. The main floor has large windows with a beautiful view of the green space and lots of natural light. This amazing open concept floor plan features an extra large living room with gas fire place, spacious kitchen with an eat up island and a glorious pantry. Koradon counter tops and a black quartz sink add special touches. You will be cooking with gas in this kitchen and serving in the magnificent dinning area that opens into a large Florida room at the back of the house. There's a main floor 2 pce powder room and a laundry/mud room with access to your heated triple car garage. There are 3 large bedrooms on the second floor, a bonus room for the kids and an office/den right off the bonus room. The primary bedroom has an extra large window with stunning views of the hills and valley and I'm told the sunrises are stunning. The ensuite features a standup shower and a corner jetted tub. The basement features a large bedroom with amazing windows, 3 pce bathroom, and a rec room with another fire place. There is also a separate entrance with the possibility for an in-law suite or nanny suite. The triple attached garage has a drive thru door at the rear that opens into a dog run where its possible to park a boat or a trailer for the side by side. The backyard features a large lower patio, a beauty of a shed and opens onto the trail system and green space. The foundation is



moisture barrier wrapped as well for added protection. This home has everything you need.

Built in 2007

### **Essential Information**

MLS® #	A2239689
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,162
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	199 Wild Rose Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0g8

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Central Air Conditioner
Heating	Fireplace(s), Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	12
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
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