

# \$629,900 - 122 Iris Way, Fort McMurray

MLS® #A2208066

**\$629,900**

5 Bedroom, 4.00 Bathroom, 1,880 sqft  
Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

OPEN HOUSE SUNDAY APRIL 6th

11am-2pm! 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, 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



pergolaâ€”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	\$629,900
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	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized

# 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 8

Zoning R1

### **Listing Details**

Listing Office EXP REALTY

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