

\$619,900 - 122 Iris Way, Fort McMurray

MLS® #A2208066

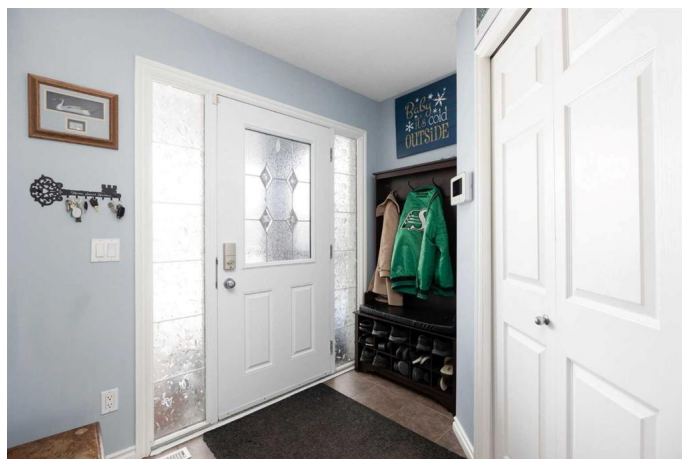
\$619,900

5 Bedroom, 4.00 Bathroom, 1,880 sqft

Residential on 0.12 Acres

Timberlea, Fort McMurray, Alberta

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, OVER SIZED 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 pergola—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 | \$619,900 |
| 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 | 32 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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