



THE
A-TEAM

**RE/MAX
FIRST**

168 TRILLIUM Road, Fort McMurray T9K0H4

MLS®#: **A2107248**

Area: **Timberlea**

Listing Date: **02/12/24**

List Price: **\$549,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Lot Sz Ar:

5,194 sqft

Lot Shape:

Abv Sqft:

1,442

Low Sqft:

Ttl Sqft:

1,442

DOM

76

Layout

Beds:

6 (3 3)

Baths:

4.0 (4 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Other

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 10`1"
4pc Ensuite bath	Main	4`11" x 9`9"
Den	Main	8`11" x 5`9"
Kitchen	Main	12`6" x 9`8"
Bedroom - Primary	Main	12`6" x 16`5"
4pc Bathroom	Basement	5`0" x 10`6"
Bedroom	Basement	7`10" x 11`8"

Room	Level	Dimensions
Bedroom	Main	8`11" x 10`3"
Bedroom	Main	9`0" x 9`10"
Dining Room	Main	12`6" x 11`7"
Living Room	Main	14`2" x 17`3"
Laundry	Main	9`1" x 5`0"
4pc Ensuite bath	Basement	6`0" x 8`8"
Bedroom	Basement	11`10" x 10`2"

Bedroom	Basement	10`7" x 14`6"	Kitchen	Basement	13`6" x 7`5"
Laundry	Basement	8`8" x 13`5"	Game Room	Basement	13`7" x 18`3"
Storage	Basement	19`1" x 11`0"	Legal/Tax/Financial		

Title:		Zoning:	
Fee Simple		R1	
Legal Desc:	0625490	Remarks	

Pub Rmks:	WELCOME TO this incredible bi-level located in Timberlea. This stunning well maintained cared-for home shows pride of ownership inside and out! This 6 bedroom 4 bathroom home has hardwood floors, granite countertops, a separate entrance, and is close to trails and schools. You will enter this beautiful home with a large foyer, as you go up the stairs you have big bright windows and a gas fireplace, the large bright kitchen has stainless steel appliances and an eat-in dining area. There are three rooms on the main floor and two full bathrooms. Downstairs you will find a large rec room with a wet bar, three more bedrooms, two bathrooms, and a separate entrance. Outside you are located on a corner lot with a double attached garage. This home is a must-see, book your showing TODAY!
Inclusions:	shed, furniture is negotiable
Property Listed By:	RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









