



THE
A-TEAM

**RE/MAX
FIRST**

100 TRILLIUM Bay, Fort McMurray T9K 0H4

MLS®#: **A2148787**

Area: **Timberlea**

Listing Date: **07/11/24**

List Price: **\$669,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2007**

Finished Floor Area
Abv Sqft: **2,080**
Low Sqft:
Ttl Sqft: **2,080**

DOM

67
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **5,667 sqft**
Lot Shape:

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Garden,Landscaped**
Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Barbecue,Private Yard**

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`11" x 7`4"	Bedroom	Main	11`0" x 11`1"
Bedroom	Main	12`0" x 10`0"	Dining Room	Main	12`11" x 10`10"
Kitchen	Main	19`5" x 16`6"	Living Room	Main	17`0" x 13`9"
Living Room	Main	12`0" x 17`2"	5pc Ensuite bath	Upper	5`9" x 19`7"
Bedroom - Primary	Upper	12`4" x 15`6"	Foyer	Main	8`3" x 6`3"
2pc Bathroom	Basement	5`1" x 4`0"	3pc Bathroom	Basement	5`1" x 7`8"

Bedroom
Office
Furnace/Utility Room

Basement
Basement
Basement

10`6" x 11`6"
11`0" x 10`7"
7`3" x 11`5"

Bedroom
Game Room

Basement
Basement

10`7" x 10`7"
23`4" x 31`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0625490

Zoning:
R1

Remarks

Pub Rmks:

Seize This Rare Opportunity to Own a Large, Elegant Executive Bi-level Home with over 3500 sqft of living space, on a Coveted Corner Cul-de-sac lot. From the moment you arrive, The Distinctive Stucco Siding hints at the Unique Charm within. The Main level greets you with Impressive 12-foot ceilings, Elegant upgraded light fixtures, Custom pillars, and a Spacious Formal living room featuring a gas fireplace with elegant tile, and a Formal dining room. Enjoy the beauty of hardwood floors throughout the main level. At the back of the main level, discover a large, well-appointed kitchen with Granite countertops, a breakfast bar, a corner pantry, and Heated Flooring in the kitchen and dining nook. The Spacious main floor family room includes a second gas fireplace . Two Generously sized bedrooms and a full bath complete this level. Above the garage, The Primary Bedroom offers a Serene Retreat with a walk-in closet and a Luxurious 5-piece ensuite bathroom. This Sanctuary includes a stand-up shower, a corner jacuzzi tub, and his-and-her sinks. The Expansive Basement is designed for flexibility and potential, featuring laminated floors and a vast recreation or family room/theater room, making it ideal for Entertaining. Additionally, the basement has a Separate Entrance, an office/den, two good-sized bedrooms, a full bathroom, and a half bath. The basement also has a separate furnace and provision for a potential legal suite. At the front, a Double Attached garage provides ample parking and storage, complete with an epoxy coating on the floor. The fenced backyard ensures privacy, perfect for outdoor enjoyment with a 2-Tler deck and Beautiful yard with all season plants, raspberry and sour cherry plants. Additional highlights include central vacuum, an on-demand water heater with a softener, and the house is wired for a central audio system. Nestled on a quiet street close to Parks, Schools, and Walking trails, this home offers a Blend of Elegance and Convenience.

Inclusions:
Property Listed By:

**Fridge, microwave, Dishwasher, Stove, Washer, Dryer, Central A/C, Garage door opener with remote
RE/MAX FORT MCMURRAY**

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









