



THE
A-TEAM

**RE/MAX
FIRST**

101 TRILLIUM Road, Fort McMurray T9K 0H5

MLS®#: **A2155089**

Area: **Timberlea**

Listing Date: **08/03/24**

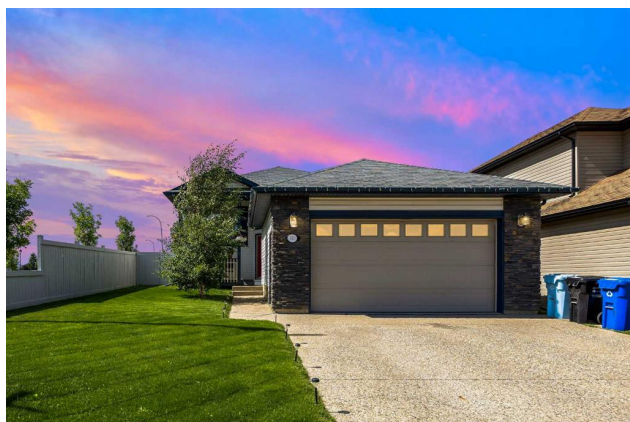
List Price: **\$549,000**

Status: **Active**

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
Lot Sz Ar: **5,885 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,442**
Low Sqft:
Ttl Sqft: **1,442**

DOM

46
Layout
Beds: **5 (2 3)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Back Yard, Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Garden, Private Yard**

Construction: **Concrete**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator**
Int Feat: **Central Vacuum, Kitchen Island, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`1" x 5`9"
Bedroom	Main	9`6" x 12`4"
Kitchen	Main	13`0" x 14`0"
Bedroom - Primary	Main	11`11" x 16`1"
4pc Bathroom	Basement	11`4" x 5`0"
Bedroom	Basement	14`8" x 10`2"
Game Room	Basement	19`2" x 27`2"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`5" x 8`1"
Dining Room	Main	5`8" x 13`11"
Living Room	Main	19`3" x 24`11"
Foyer	Main	8`4" x 11`6"
Bedroom	Basement	14`8" x 10`2"
Bedroom	Basement	8`5" x 12`6"
Furnace/Utility Room	Basement	10`11" x 14`1"

Title:	Zoning:
Fee Simple	R1
Legal Desc:	0625490

Remarks

Pub Rmks:	Welcome to this Cherrywood former show home! Capturing the essence of this home can only be done in person. This meticulous former show home features five bedrooms, three and a half baths, and an attached double garage with in-floor heating. Upstairs offers two bedrooms, including a primary bedroom with a walk-in closet and a full en suite. The living room boasts an abundance of space, a dining room area, a breakfast nook, and a large kitchen. The kitchen features raised cocoa walnut maple cabinets with crown molding, upgraded appliances, and loads of counter space for cooking enthusiasts. This fully developed, well-designed basement offers a large rec room area along with three bedrooms and a full bathroom would make it a versatile and functional space. Whether it's for hosting guests, creating a home office, or providing additional living space for family members, such a layout offers plenty of flexibility. Let's not forget the fully developed, in-floor heated, attached double garage that offers ample room whether it's for vehicles, toys or storage, there's enough room for it all. Backyard boasts an upper and lower deck for those relaxing evenings and is complete with a completed landscaped yard that is fully fenced in.
Inclusions:	Fridge, Gas stove, Dishwasher, OTR Microwave, All window coverings, AC unit, Central Vac + attachments, Garage door opener.
Property Listed By:	EXP REALTY

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