



THE
A-TEAM

**RE/MAX
FIRST**

148 EGLERT Drive, Fort McMurray T9K 1V3

MLS®#: **A2157788**

Area: **Timberlea**

Listing Date: **08/23/24**

List Price: **\$579,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1998**
Lot Information
Lot Sz Ar: **5,489 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,428**
Low Sqft:
Ttl Sqft: **1,428**

DOM

26
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Landscaped**
Park Feat: **220 Volt Wiring,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Interlocking Driveway,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Closet Organizers,Kitchen Island,No Smoking Home,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	5`7" x 6`10"
Bedroom	Main	13`1" x 9`4"
Dining Room	Main	15`1" x 8`9"
Living Room	Main	13`0" x 17`4"
Storage	Main	5`8" x 5`7"
Laundry	Basement	11`9" x 7`6"
Storage	Basement	5`8" x 13`11"

Room	Level	Dimensions
4pc Bathroom	Main	5`7" x 7`7"
Bedroom	Main	9`11" x 9`5"
Kitchen	Main	15`1" x 12`5"
Bedroom - Primary	Main	13`4" x 16`10"
4pc Bathroom	Basement	10`9" x 7`1"
Game Room	Basement	22`6" x 26`6"
Bedroom	Basement	12`2" x 16`9"

Bedroom **Basement** **14`5" x 13`0"** Legal/Tax/Financial

Title: Zoning: **R1**
Fee Simple
Legal Desc: **8521145** Remarks

Pub Rmks: **Welcome to 148 Eglert Drive: Prepare to fall in love with this beautiful bi-level home located in the sought-after B's of Timberlea. Featuring a professionally renovated kitchen (2018), this home has been lovingly updated with modern touches, including new shingles (2023), new basement windows (2024), updated bathrooms (2017 and 2018), and a new hot water tank (2020). Additionally, the HVAC system was recently cleaned, ensuring that this home is in pristine condition and ready for its new owners. This home stands out on the block with its excellent curb appeal, highlighted by an interlocking brick driveway that accommodates two vehicles and elegant pillars that frame the front door. Upon entering, you'll find a spacious foyer that leads to the large attached heated double-car garage, which has been finished and painted to create the perfect workshop. Ascend the stairs to the living room, where abundant natural light fills the space, creating a warm and inviting ambiance. Beyond the glass double doors, the beautifully renovated kitchen awaits, featuring rich cabinets, quartz countertops, a coffee bar, under-cabinet lighting, and additional pantry cabinets with slide-outs for optimal storage. The kitchen appliances have been updated, with a new stove (2020), dishwasher (2021), and remaining appliances in 2018. When the weather is warm, you'll love entertaining guests in the fully fenced backyard on the two-tiered deck. The upper level offers a privacy wall and a gas line for your BBQ, while the lower level provides ample space for an outdoor living room. The yard also features a fruit-bearing apple tree, making it a great space for pet owners families with small children or working professionals alike. The main level hosts three bedrooms and two updated bathrooms. The primary bedroom features a stunning three-piece bathroom with a large glass shower plus a walk in closet. The two additional bedrooms are generously sized, and the absence of carpet throughout the home adds a clean, modern feel. The second bathroom is a four-piece, also updated with modern finishes. The lower level boasts an expansive family room with a natural gas fireplace and large windows, making the space bright and inviting. Two bedrooms with a shared four-piece bathroom in between provide extra space for family, guests, or older children. There's also abundant storage throughout the lower level, perfect for hiding totes and seasonal items. Completing the lower level is the laundry area, which includes a sink and upper cabinets for added convenience and finally the home is equipped with central A/C to keep you cool during the summer months. Lovingly maintained by the current owners for over ten years, this home is now ready for new homeowners to make it their own. Schedule a private tour today.**

Inclusions: **GARAGE HEATER, STAND UP FREEZER NEGOTIABLE.**
Property Listed By: **The Agency North Central Alberta**

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









