



THE
A-TEAM

**RE/MAX
FIRST**

152 EGLERT Drive, Fort McMurray T9K 1V3

MLS®#: **A2187104**

Area: **Timberlea**

Listing Date: **01/15/25**

List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$30k, 11-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,468**

Low Sqft:

Ttl Sqft: **1,468**

Lot Information

Lot Sz Ar: **5,490 sqft**

Lot Shape:

DOM

37

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Central**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garburator,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`2" x 14`5"
Kitchen	Main	14`0" x 13`3"
Bedroom	Main	13`11" x 11`7"
4pc Ensuite bath	Main	9`5" x 8`0"
Foyer	Main	8`6" x 9`4"
Bedroom	Basement	13`6" x 14`11"
Laundry	Basement	18`3" x 10`11"

Room	Level	Dimensions
Living Room	Main	14`6" x 17`4"
Dining Room	Main	16`2" x 10`8"
Bedroom	Main	10`1" x 11`11"
4pc Bathroom	Main	6`11" x 8`2"
4pc Bathroom	Basement	9`3" x 7`7"
Bedroom	Basement	10`5" x 12`4"
Game Room	Basement	20`4" x 28`7"

Furnace/Utility Room

Basement

6`7" x 6`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8521145

Zoning:

R1

Remarks

Pub Rmks:

Spacious and full of potential, this 1999-built single-family home is located in a sought-after area of town, perfect for families looking for space and comfort. Featuring five bedrooms, three bathrooms, and two double-car garages, this home offers over 2,400 square feet of living space. The main level welcomes you with a large, inviting entryway with plenty of room for kids' backpacks, coats, and winter gear. High ceilings and a combination of hardwood and laminate flooring create an open and bright atmosphere throughout. The upper level includes three generous bedrooms, including a primary suite with a private ensuite, while the finished basement provides an additional two bedrooms, a cozy fireplace, and endless possibilities for family living or hosting guests. Additional conveniences include central air, central vacuum, and a heated double-car garage for those cold winter months. With its functional layout and prime location, this home is ready to become your dream family haven. Don't miss the chance to view it—schedule your showing today! Seller is offering a \$5,000 gift card to cover professional painting and will cover professional carpet cleaning prior to closing.

Inclusions:

NA

Property Listed By:

People 1st Realty

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











