



THE
A-TEAM

**RE/MAX
FIRST**

161 TRILLIUM Road, Fort McMurray T9K0H4

MLS®#: **A2224474**

Area: **Timberlea**

Listing Date: **06/02/25**

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Lot Sz Ar:

4,837 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,394

Low Sqft:

Ttl Sqft:

1,394

DOM

44

Layout

Beds:

4 (2 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Gazebo,Rectangular Lot

Concrete Driveway,Double Garage Attached,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Mixed,Vinyl Siding

Flooring:

Carpet,Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer**

Int Feat: **Central Vacuum,Closet Organizers,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room

Living Room

Level

Main

Dimensions

62`1" x 81`2"

Room

Dining Room

Level

Main

Dimensions

31`9" x 45`8"

Kitchen
Bedroom - Primary
4pc Ensuite bath
Game Room
Bedroom
Laundry

Main 29`3" x 45`8"
Main 39`1" x 74`8"
Main
Basement 59`4" x 49`6"
Basement 29`3" x 42`8"
Basement

4pc Bathroom
Walk-In Closet
Bedroom
Media Room
Bedroom
4pc Bathroom

Main
Main
Main 30`11" x 41`0"
Basement 59`4" x 48`5"
Basement 48`11" x 34`5"
Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0625490**

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 161 Trillium Road - the home you've been waiting for! This stunning 1394 sq. ft. bi-level built by Cherrywood Homes is perfect for a growing family, offering the ideal blend of comfort, style, and location. Nestled in a family-friendly neighborhood, it's conveniently close to schools, shopping, bus routes, and scenic walking trails. From the moment you pull up, you'll be captivated by the curb appeal: vinyl and stone siding, an exposed aggregate driveway with parking for two, large covered porch, and a double heated garage with a brand-new garage heater—ready to keep your vehicles warm during those chilly Fort McMurray winters. Step into the fully fenced backyard, where you'll find a gazebo, hot tub, and plenty of space for outdoor fun. Inside, this home truly shines. Freshly painted throughout, it features an open-concept layout designed for modern living. The main floor boasts gleaming hardwood floors, fireplace, a sunlit living room, and a dining area perfect for family gatherings or entertaining. The eat-in kitchen is a chef's dream, complete with brand-new stainless-steel appliances (fridge and dishwasher), rich dark cabinets, walk-in pantry and a central island. Retreat to your spacious primary bedroom, where you'll find a serene escape complete with a 4-piece ensuite featuring a jetted tub, stand-up shower, and a walk-in closet for all your storage needs. An additional generously sized bedroom and a full bath complete the main level. Head downstairs to the fully developed basement—a versatile space ready for movie nights, game days, or just relaxing. The large rec room is equipped with a home theatre system and projector that transforms your space into an entertainment hub. There's even more to love with two additional bedrooms, another full bathroom (recently updated with modern finishes), and ample storage space. This home has been thoughtfully upgraded to provide peace of mind and convenience: Central vacuum system, NEW fixtures throughout, NEW appliances and freshly painted. Plus, this incredible property comes with some serious bonuses: POOL TABLE, HOT TUB, GAZEBO, and a prewired HOME THEATRE system with PROJECTOR and SCREEN —all included in the sale! If you're looking for a move-in-ready home where all the work has been done for you, this is it. The perfect blend of comfort, functionality, and upgrades awaits at 161 Trillium Road. Don't wait—schedule your private viewing today and experience all this home has to offer! Your dream home is calling.**

Inclusions: **All window coverings, garage door opener and 2 remotes, hot tub, gazebo, projector and screen, pool table**

Property Listed By: **People 1st Realty**

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





