



**161 Trillium Road  
Fort McMurray, Alberta**

**MLS # A2252193**



**\$519,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Jetted Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Pool table,

PRICE ADJUSTED!!! Welcome to 161 Trillium Rd. In Timberlea. If your family is growing and you are looking for space, then this home is for you. The sellers have raised their family here and are now ready to let another family enjoy it as much as they have. Kitchen is stunning with the dark cupboards and stainless steal appliances. Loads of cupboard and counter space including a handy breakfast bar.. There is no shortage of space with the eat-in kitchen or relax for a family meal in the dining room. Pantry is awesome for shopping days when you are trying to find space for groceries. Everyone loves a cozy living room with a gas fireplace to cuddle up on the couch with a warm blanket and your favorite book. The hardwood floors are a nice touch to this living space. Primary bedroom is super spacious and has loads of room for a king bed. Check out the ensuite bath with the large jetted tub. In a rush, no problem, also has a stand up shower when there is no time to relax. 2nd bedroom and another 4 piece bath finish off this top level. Now for the fun part, basement is an entertainers dream where the kids will enjoy the big screen or a game of pool that stays with the home. A space that no kid will ever complain about. 2 good size bedrooms and a 4 piece bath and loads of storage are all part of this amazing family home. The downstairs space was recently painted giving you a fresh look. Outdoor space is also a popular spot with a yard big enough to kick around a soccer ball. Enjoy a hot tub which also comes with the home and then sit by the fire and enjoy the night sky. This home has great curb appeal with an inviting covered porch that is the perfect fit for 2 comfy chairs to sit and enjoy your morning coffee. You don't have to worry about those cold winter nights as the garage is heated. This home was built for a family who loves to eat, love and play, So when you are

ready to put pen to paper, give me a call and let's get you moved in. Owners have listened to your feedback and have now replaced the furnace and hot water tank. Can't get any better than that.