



GRASSROOTS
REALTY GROUP

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**237 Trillium Road
Fort McMurray, Alberta**

MLS # A2280860



\$779,500

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,792 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Pantry, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Pool Table & Accessories		

Welcome to this immaculately maintained, custom-built bi-level home located in a highly desirable area of Timberlea, backing directly onto peaceful green space. Upon entering the front entrance to you will find an amazing storage/ front closet area leading to the attached Heated Garage. This Beautiful BI- Level Features 5 bedrooms and 3 full bathrooms, this home boasts a spacious, practical layout ideal for a growing family — with no work needed. The main level showcases beautiful hardwood flooring, solid wood cabinetry, and immaculately maintained . The Bright & Spacious Kitchen Boast Solid Wood raised panel cabinets , Crown molding, Under Cabinet valance , Large Farm sink (looking onto the greenspace) Corner Pantry, Loads of cupboards & counter space, Open concept to the Sunny Dinette area with tile flooring & access to the back deck . You’ll also find three generously sized bedrooms on the main level, including a Spacious primary suite with hardwood flooring & a spa-like ensuite, complete with a soaker jetted tub, arched pillars, and a stand-up shower, Closet organizer & wooden shelves. Two additional bedrooms on the main level also boast hardwood flooring and are complemented by a full bathroom. The bright and welcoming basement offers large windows that eliminate any “basement feel.” This level includes two additional bedrooms, a spacious games area complete with a pool table & accessories and also a large bright family room with a cozy Gas fire place a lots of windows letting the natural light in you will also find a Lovely laundry room that's spacious, bright & practical and you’ll actually enjoy using. Heated attached double garage, appliances, Central Air Conditioner & Central Vacuum included all this and backing onto the Greenspace. Close to walking trails, schools & shopping . call today

for your personal viewing Fully fenced yard , 5 Bedrooms, 2 basement family rooms, Hardwood floors, Attached Heated Garage. Back deck overlooking green space, Beautifully manicured lawn Backyard shed, Direct access to green space with walking trails. If you're looking for a move-in-ready bi-level home in a prime location, you should see this one. NO smoking & NO pets home