



164 Eglert Drive
Fort McMurray, Alberta

MLS # A2289655



\$560,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,497 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Mail Key, Garage Remote x2, Garage Heater.

Welcome to 164 Eglert Drive: a beautifully maintained bi level offering 1,496 sq ft of warm rustic charm paired with thoughtful modern updates. Located in the highly sought after Bs of Timberlea, this home is close to schools, trails, parks, and bus stops for site workers, making it an ideal choice for families and commuters alike. The property offers a driveway with parking for two and a 23x24 attached double garage that is heated and fully finished. A man door was added for convenience, and the garage floor has been painted for a clean, polished look. Shingles were updated in 2020, providing peace of mind for years to come. Inside, the layout is functional and inviting. The main living room is bright with large windows that allow natural light to pour in. The kitchen is finished with beautiful white quartz countertops, a tasteful stone backsplash, stainless steel appliances, and an eat up island that opens seamlessly to the dining space, creating the perfect setup for entertaining. The dishwasher was replaced in 2023. Fresh updates throughout the home blend country warmth with clean, modern finishes. The upper level offers three bedrooms, including a spacious primary suite complete with a walk in closet and private four piece ensuite. A stylish barn door adds character and charm to the ensuite, and the room comfortably accommodates a king size bed. A four piece main bathroom serves the additional bedrooms. The fully developed basement provides exceptional additional living space with luxury vinyl plank flooring replacing the previous carpet. This level includes a large family room, two oversized bedrooms, and a three piece bathroom, offering flexibility for guests, a home office, gym, or media space. Large windows throughout keep the lower level bright and welcoming. The washer and dryer was replaced in 2025, the hot water tank updated in 2022,

and central air conditioning was added in 2023. The backyard is fully fenced and offers a great outdoor space to enjoy. With its thoughtful updates, desirable location, and welcoming feel, 164 Eglert Drive is a move in ready home in one of Timberlea's most loved family neighbourhoods. Schedule your private showing today.