



**113 Eglert Drive
Fort McMurray, Alberta**

MLS # A2301179



\$549,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,294 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All Existing Window Coverings, A/C Unit, Garage Heater, Garage Door Opener, Garage Door Remote, Built In Shelving in Garage

Welcome to 113 Eglert Drive, a meticulously maintained and move-in ready home nestled in the highly sought-after B’s of Timberlea. Offering a seamless blend of thoughtful upgrades, functional design, and pride of ownership throughout, this property is perfectly suited for modern family living. The main level features an inviting open-concept layout, designed to bring people together while still offering defined, comfortable living spaces. The kitchen is both stylish and practical, complete with granite countertops, ample cabinetry and prep space, flowing effortlessly into the dining and living areas. This home offers 5 generously sized bedrooms and 3 full bathrooms, including a beautifully renovated primary ensuite (2023). Thoughtfully redesigned, this space showcases a standalone soaker tub, tiled tub surround, and granite countertops, creating a spa-inspired retreat. The fully developed basement extends your living space with versatility of a rec room and 3 bedrooms, complemented by a renovated basement bathroom (2021). Additionally, there is laundry room with a sink and added cabinetry, providing both convenience and extra storage to meet the needs of a busy household. Step outside to enjoy a covered deck (2016) designed for added privacy, overlooking a spacious yard with plenty of room for entertaining. The attached heated garage and wide driveway further enhance the home’s everyday functionality and curb appeal, while providing enough parking on the driveway for 3 vehicles. Significant updates include shingles (2019), central A/C (2021), and fresh paint throughout. Well situated and within walking distance from schools, parks, grocery stores and walking/bike trails, this home is truly turnkey. Call to book your viewing today!