



GRASSROOTS
REALTY GROUP

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216 Eglert Drive
Fort McMurray, Alberta

MLS # A2314566



\$470,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,270 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	See Remarks
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Welcome to 216 Eglert Drive, an opportunity to own in one of Fort McMurray's most sought after neighbourhoods at an approachable price point. Located in the prestigious B's of Timberlea and just steps from excellent schools, parks, and walking trails, this bi level offers incredible potential for buyers looking to renovate, invest, or build equity in a fantastic location. The home features a front driveway with parking for two, an attached double garage, and updated shingles. Inside, the main level offers a bright front living room, a kitchen finished with granite countertops and an eat up island, three bedrooms, and two bathrooms including a primary bedroom with its own sink and private water closet. The lower level features large windows, a spacious rec room, two additional bedrooms, a bathroom, and a kitchenette area, offering plenty of flexibility for future use. This property presents a rare chance to get into a highly desirable Timberlea neighbourhood with strong upside potential. A great opportunity for investors, renovators, or buyers looking to create their own vision in an exceptional location. Schedule a private tour today.