



153 Trillium Road
Fort McMurray, Alberta

MLS # A2316865



\$614,888

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,813 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Fridge, stove, range hood, blinds, 2 washers, 2 dryers, garage heater, garage shelving, all furnishings negotiable

Stop searching and start living! Introducing 153 Trillium Road. This fully developed 2 story home offers 5 bedrooms and 4 bathrooms and over 2,700 sq ft of living space. Step inside the functional main level which includes a flexible front room which can be your home office, children's play room or your cozy reading room. This level continues with a large, open-concept area where the kitchen with an eat-up bar and corner pantry overlooks the great room, which features a gas fireplace. The oversized dining room connects seamlessly to the yard via a garden door. The main level is complete with a main floor laundry room and 2 pc powder room. The upper-level features three bedrooms, including a Primary Suite which is very generous in size and features a walk-in closet and full ensuite. The fully finished lower level offers 2 additional bedrooms, family room, full bathroom and a kitchenette. This space can be a mortgage helper or great for those needing a private space for those with a Nanny. On the exterior of the home you have an attached heated double garage, a fully fenced and landscaped yard, large front driveway, rear deck. This home is perfectly located in the heart of Timberlea with quick access to all school levels K-9, site and city bus stops, parks and trails. Call today for your personal tour.