



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**141 Eglert Drive**  
**Fort McMurray, Alberta**

**MLS # A2332914**



**\$539,900**

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                              |               |                   |
| <b>Style:</b>    | Bungalow                                                       |               |                   |
| <b>Size:</b>     | 1,344 sq.ft.                                                   | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 4                                                              | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                         |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Paved |               |                   |

|                    |                                                                    |                   |    |
|--------------------|--------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Concrete, Cork, Linoleum                                   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                                         | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood                                                               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan |                   |    |

**Inclusions:** Garburator (In sink)

Welcome to this beautifully upgraded and well-maintained bungalow in the desirable B&rsquo;s community of Timberlea. Pride of ownership is evident from the moment you arrive, with established perennial flower beds, mature shrubs, and a striking flowering chokecherry tree that creates an impressive spring display. This air-conditioned home offers 1,344 sq. ft. on the main level and more than 2,600 sq. ft. of developed living space, with four bedrooms, a den, and three bathrooms. Vaulted ceilings enhance the bright and spacious living room, kitchen, and primary bedroom. The front-facing kitchen is filled with natural light from oversized windows and features ample workspace, updated countertops, and a movable island that can be repositioned for entertaining. The rear living room provides a comfortable and private setting, with garden doors opening onto a red cedar deck complete with metal railings and a natural gas BBQ hookup. The backyard is complemented by mature oak and maple trees, creating an inviting outdoor retreat. The main floor includes three bedrooms, including a vaulted primary suite with a walk-in closet and three-piece ensuite, as well as a four-piece bathroom and convenient mudroom. The fully developed basement is designed for recreation and entertaining, featuring a spacious family room with cork flooring and a full mirrored wall ideal for home workouts. A fourth bedroom, den or playroom, three-piece bathroom, laundry area, and generous storage complete the lower level. Recent updates include roof shingles in 2020; interior paint, doors, trim, ceilings, upper-level carpet, main-floor linoleum, kitchen countertops, sink and faucet, ensuite countertop, shower, sink and faucet, and main and ensuite toilets in 2024; and a new cedar deck with metal railings in 2025.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of ComFree. Information is believed to be reliable but not guaranteed.