



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

101 Red Lily Gate
Fort McMurray, Alberta

MLS # A2348311



\$619,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,659 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, See Remarks, Separate Entrance, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C Unit, Garage Heater, All garage shelving, all window coverings, Shed,

ATTACHED 24X26 HEATED GARAGE! SEPARATE ENTRANCE! CORNER LOT! Welcome to this beautifully maintained and fully developed 2-storey home situated on a fantastic pie-shaped lot. Built by Capella Homes, this property offers an ideal combination of space, functionality and numerous updates throughout. The main floor features a spacious tiled entryway that opens into the bright kitchen and great room. The kitchen offers ample counter and cabinet space, stainless steel appliances, including a newer dishwasher (2025) along with the stove and refrigerator (approximately 4 years old), a corner pantry and large island with built-in cabinetry. The great room features hardwood flooring and a gas fireplace with a fireplace surround updated approximately 3 years ago. The main level also includes a convenient 2-piece powder room, main-floor laundry and mudroom with direct access to the oversized 24' x 26' heated attached garage. Upstairs you will find three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and full ensuite featuring a jetted tub and separate stand-up shower. All bedroom flooring was updated with vinyl plank in 2024. The fully finished basement provides even more living space with a large family room, games room and bathroom which is currently a 2PCE but has a rough in for a shower under the tile. Outside, enjoy the beautifully landscaped and fully fenced pie-shaped yard, that gives side gate access for the toys. The back yard is complete with a two-tiered deck and large garden shed, offering plenty of space for the family to enjoy. Other upgrades include kitchen sink (2019), all basement flooring was replaced in approximately 2020–2021, central air conditioning, a freshly painted interior, separate basement entrance, gas line to the bbq on back deck. With its spacious layout,

extensive updates, large garage, excellent yard and sought-after features, this Timberlea home is ready for its next family. Call today to book your personal showing.