



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

148 Eglert Drive
Fort McMurray, Alberta

MLS # A2349203



\$599,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,428 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Central A/C, All Window Coverings, Garage Heater, and Garage Door Opener.		

Welcome to 148 Eglert Drive, a beautifully maintained bi-level home in the sought after neighbourhood of Timberlea. Showcasing more than a decade's long pride of ownership, this home offers thoughtful updates, generous living space, and plenty of room to make it your own. The curb appeal immediately stands out with an interlocking brick driveway for two vehicles and elegant pillars framing the front entry. Inside, the spacious foyer leads to a large attached heated double garage, finished and painted to create an ideal workshop. Upstairs, natural light fills the inviting living room before leading through glass double doors into the stunning renovated kitchen. Updated in 2018, it features rich cabinetry, quartz countertops, a coffee bar, under-cabinet lighting, and pantry storage with convenient slide-outs. The main level offers three spacious bedrooms and two updated bathrooms, including a primary suite with a walk-in closet and 3-piece ensuite featuring a large glass shower. Downstairs, the expansive family room is bright and welcoming with large windows and a natural gas fireplace. Two additional bedrooms and a four-piece bathroom provide flexible space for family, guests, or a home office, while abundant storage keeps seasonal items organized. The laundry area includes a sink and upper cabinetry. Outside, you have a fenced backyard with a two-tiered deck offering multiple spaces to relax and entertain. The upper deck features a privacy wall and gas line for the BBQ, while the lower level provides room for an outdoor living area. Recent updates include shingles (2023), basement windows (2024), bathrooms (2017/2018), hot water tank (2020), plus central A/C and recently serviced HVAC. With its welcoming spaces, extensive updates, heated double garage, and a dreamy backyard, 148 Eglert Drive is ready for its next chapter. Check out the photos, floor plans

and 3D tour, and call today to book your personal viewing.