



100 Trillium Bay Fort McMurray Alberta

\$699,900

Seize This Rare Opportunity to Own a Large, Elegant Executive Bi-level Home with over 3500 sqft of living space, on a Coveted Corner Cul-de-sac lot. From the moment you arrive, The Distinctive Stucco Siding hints at the Unique Charm within. The Main level greets you with Impressive 12-foot ceilings, Elegant upgraded light fixtures, Custom pillars, and a Spacious Formal living room featuring a gas fireplace with elegant tile, and a Formal dining room. Enjoy the beauty of hardwood floors throughout the main level. At the back of the main level, discover a large, well-appointed kitchen with Granite countertops, a breakfast bar, a corner pantry, and Heated Flooring in the kitchen and dining nook. The Spacious main floor family room includes a second gas fireplace. Two Generously sized bedrooms and a full bath complete this level. Above the garage, The Primary Bedroom offers a Serene Retreat with a walk-in closet and a Luxurious 5-piece ensuite bathroom. This Sanctuary includes a stand-up shower, a corner jacuzzi tub, and his-and-her sinks. The Expansive Basement is designed for flexibility and potential, featuring laminated floors and a vast recreation or family room/theater room, making it ideal for Entertaining. Additionally, the basement has a Separate Entrance, an office/den, two good-sized bedrooms, a full bathroom, and a half bath. The basement also has a separate furnace and provision for a potential legal suite. At the front, a Double Attached garage provides ample parking and storage, complete with an epoxy coating on the floor. The fenced backyard ensures privacy, perfect for outdoor enjoyment with a 2-Tier deck and Beautiful yard with all season plants, raspberry and sour cherry plants. Additional highlights include central vacuum, an on-demand water heater with a softener, and the house is wired for a central audio system. Nestled on a quiet street close to Pa...

2pc Bathroom 5.08 Ft x 4.00 Ft

3pc Bathroom 5.08 Ft x 7.67 Ft

Bedroom 10.50 Ft x 11.50 Ft

Bedroom 10.58 Ft x 10.58 Ft

Office 11.00 Ft x 10.58 Ft

Recreational, Games room 23.33 Ft x 31.25 Ft

Bedroom 12.00 Ft x 10.00 Ft

Dining room 12.92 Ft x 10.83 Ft

Kitchen 19.42 Ft x 16.50 Ft

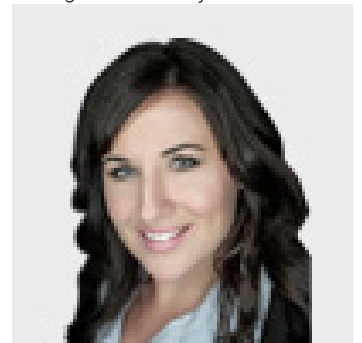
Living room 17.00 Ft x 13.75 Ft

Living room 12.00 Ft x 17.17 Ft

Foyer 8.25 Ft x 6.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

<http://www.fatimamian.com>

RE/MAX®

RE/MAX Fort McMurray

9919 Biggs Avenue, Fort McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

Furnace 7.25 Ft x 11.42 Ft

4pc Bathroom 5.92 Ft x 7.33 Ft

Bedroom 11.00 Ft x 11.08 Ft

5pc Bathroom 5.75 Ft x 19.58 Ft

Primary Bedroom 12.33 Ft x 15.50 Ft