



156 Trillium Road Fort McMurray Alberta

\$619,900

Welcome to 156 Trillium Road: Over 3,000 sq/ft of meticulously maintained living space located in the heart of Timberlea, this 2007 built home features a completely upgraded exterior (2021), a large open main floor living space, a great bonus room upstairs and a spacious illegal Suite in the basement with two bedrooms, a full kitchen and high ceilings all turn key and ready for immediate possession with pride of ownership shining from top to bottom! A large 24x22 attached garage and a long and wide exposed aggregate driveway offers parking for 5 vehicles or storage for your recreational toys and camper, and the home is one of the prettiest on the street with an impressive front entry, Upgraded Vinyl and Board and Batten siding, New Shingles, Eaves and Soffits (2021). Inside the home has a perfect layout with a large tiled entry that leads you past the open staircase and into the incredibly sized open main floor living space. Its here you'll find engineered hardwood floors, a natural gas fireplace in the living room and high end finishes in the kitchen including granite countertops, stainless steel appliances and an abundance of storage space with a pantry and many upper and lower cabinets. The light coloured paint on the walls (2022) contrasts perfectly with the rich cabinets and you comfortably fit a large table in your dining area where you'll be the host for every holiday or event! Completing the main floor is the laundry room and powder room with a wood feature wall, then head upstairs where a second living room/bonus room is found at the top of the stairs. All flooring upstairs was replaced with Luxury Vinyl Plank (2019) and every space is bright and airy with oversized windows letting in streaming natural light. On the opposite end of the hallway are 3 bedrooms, a 4pc bathroom and your massive primary retreat with a large walk in closet, 4pc ensuite host to a j...

4pc Bathroom 8.58 Ft x 5.00 Ft

4pc Bathroom 11.00 Ft x 10.50 Ft

Bedroom 11.25 Ft x 10.75 Ft

Bedroom 11.17 Ft x 10.75 Ft

Bonus Room 17.00 Ft x 12.58 Ft

Primary Bedroom 12.42 Ft x 16.58 Ft

Bedroom 12.58 Ft x 8.42 Ft

Kitchen 9.92 Ft x 8.08 Ft

Family room 20.33 Ft x 14.42 Ft

Furnace 6.92 Ft x 9.58 Ft

2pc Bathroom 5.25 Ft x 5.67 Ft

Dining room 12.42 Ft x 7.75 Ft

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

Listing Presented By:



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<http://www.fmhomes.ca/>

RE/MAX

RE/MAX Fort McMurray

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Other 8.67 Ft x 5.92 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

4pc Bathroom 9.75 Ft x 5.00 Ft

Bedroom 11.08 Ft x 9.00 Ft

Foyer 5.08 Ft x 9.33 Ft

Kitchen 10.58 Ft x 15.25 Ft

Laundry room 8.42 Ft x 9.33 Ft