



## 177 Trillium Road Fort McMurray Alberta

\$588,900

Welcome to 177 Trillium Road: a hidden gem nestled next to scenic walking trails in Timberlea. This cherished family home, offered by its original owners, boasts countless desirable features awaiting its next owners. With a driveway accommodating up to four vehicles or recreational toys, a generously sized attached garage and a spacious back deck offering views of the green belt, this home epitomizes beautiful yet affordable home ownership. Upon entry you're greeted by a welcoming foyer leading to a versatile front room, ideal for use as a sitting area, family room, dining room, office, or play space for children. Continuing into the main living area, hardwood flooring, crown mouldings and a fresh coat of grey paint create an inviting atmosphere. The kitchen showcases refinished two-toned cabinets, while the living room boasts a cozy natural gas fireplace. Vaulted ceilings enhance the dining room's charm, which overlooks the fully fenced backyard. Rounding out the main floor is a convenient two-piece powder room and a well-appointed laundry room with ample storage space. Into the second level, you'll discover a tranquil retreat comprising three bedrooms and two bathrooms, including the primary ensuite featuring a large jetted soaker tub and stand-up shower. The main bedroom is expansive and the walk in closet offers endless space for your clothes. The lower level of the home provides additional living space, with a spacious recreation room perfect for game nights or movie marathons, alongside a fourth bedroom and a four-piece bathroom, ideal for accommodating guests. Situated on a spacious pie-shaped lot with a wide backyard, this home invites outdoor enjoyment on the back deck during warmer months, while central air conditioning ensures comfort year-round. Don't miss the opportunity to make this exceptional property your own and create lasting memories in a home full...

4pc Bathroom 8.83 Ft x 5.00 Ft

4pc Bathroom 8.42 Ft x 17.75 Ft

Bedroom 12.17 Ft x 10.92 Ft

Bedroom 10.42 Ft x 10.17 Ft

Primary Bedroom 14.58 Ft x 12.83 Ft

4pc Bathroom 7.83 Ft x 6.33 Ft

Furnace 4.08 Ft x 12.00 Ft

2pc Bathroom 5.08 Ft x 5.50 Ft

Dining room 12.00 Ft x 10.92 Ft

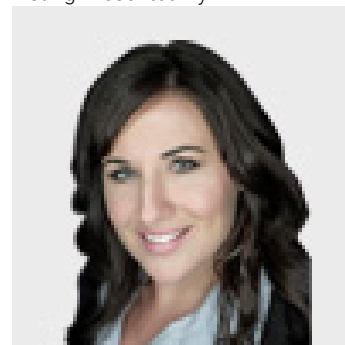
Family room 15.17 Ft x 10.92 Ft

Kitchen 12.00 Ft x 12.00 Ft

Laundry room 8.50 Ft x 5.33 Ft

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Listing Presented By:



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**RE/MAX**

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Bedroom 14.67 Ft x 10.92 Ft

Living room 14.50 Ft x 13.58 Ft

Recreational, Games room 13.83 Ft x 38.42 Ft