

**161 Trillium Road**  
**Fort McMurray, Alberta**

**MLS # A2224474**



**\$549,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** All window coverings, garage door opener and 2 remotes, hot tub, gazebo, projector and screen, pool table

Welcome to 161 Trillium Road – the home you’ve been waiting for! This stunning 1394 sq. ft. bi-level built by Cherrywood Homes is perfect for a growing family, offering the ideal blend of comfort, style, and location. Nestled in a family-friendly neighborhood, it’s conveniently close to schools, shopping, bus routes, and scenic walking trails. From the moment you pull up, you’ll be captivated by the curb appeal: vinyl and stone siding, an exposed aggregate driveway with parking for two, large covered porch, and a double heated garage with a brand-new garage heater—ready to keep your vehicles warm during those chilly Fort McMurray winters. Step into the fully fenced backyard, where you’ll find a gazebo, hot tub, and plenty of space for outdoor fun. Inside, this home truly shines. Freshly painted throughout, it features an open-concept layout designed for modern living. The main floor boasts gleaming hardwood floors, fireplace, a sunlit living room, and a dining area perfect for family gatherings or entertaining. The eat-in kitchen is a chef’s dream, complete with brand-new stainless-steel appliances (fridge and dishwasher), rich dark cabinets, walk-in pantry and a central island. Retreat to your spacious primary bedroom, where you’ll find a serene escape complete with a 4-piece ensuite featuring a jetted tub, stand-up shower, and a walk-in closet for all your storage needs. An additional generously sized bedroom and a full bath complete the main level. Head downstairs to the fully developed basement—a versatile space ready for movie nights, game days, or just relaxing. The large rec room is equipped with a home theatre system and projector that transforms your space into an entertainment hub. There’s even more to love with two additional bedrooms, another full bathroom (recently updated with

modern finishes), and ample storage space. This home has been thoughtfully upgraded to provide peace of mind and convenience: Central vacuum system, NEW fixtures throughout, NEW appliances and freshly painted. Plus, this incredible property comes with some serious bonuses: POOL TABLE, HOT TUB, GAZEBO, and a prewired HOME THEATRE system with PROJECTOR and SCREEN &mdash;all included in the sale! If you&rsquo;re looking for a move-in-ready home where all the work has been done for you, this is it. The perfect blend of comfort, functionality, and upgrades awaits at 161 Trillium Road. Don&rsquo;t wait&mdash;schedule your private viewing today and experience all this home has to offer! Your dream home is calling.