

# \$549,900 - 161 Trillium Road, Fort McMurray

MLS® #A2224474

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,394 sqft

Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

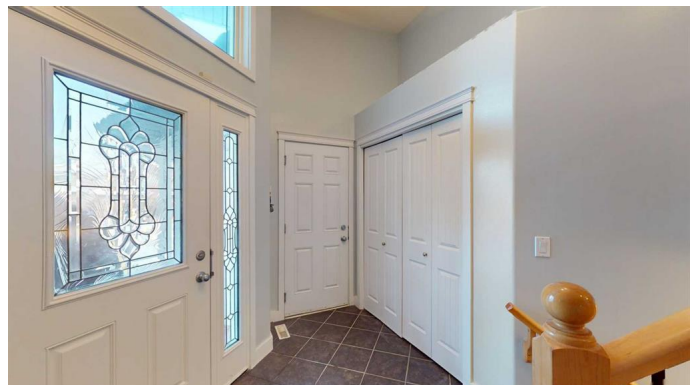
Welcome to 161 Trillium Road – the home you’ve been waiting for!

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 youâ€™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 basementâ€”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. Thereâ€™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 â€”all included in the sale!

If youâ€™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.

Donâ€™t waitâ€”schedule your private viewing today and experience all this home has to offer! Your dream home is calling.

Built in 2007

## Essential Information

MLS® #	A2224474
Price	\$549,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,394
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	161 Trillium Road
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0H4

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior 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
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Front Yard, Gazebo, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	71
Zoning	R1

### **Listing Details**

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.