

# \$449,900 - 152 Eglert Drive, Fort McMurray

MLS® #A2187104

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,468 sqft  
Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

Spacious and full of potential, this 1999-built single-family home is located in a sought-after area of town, perfect for families looking for space and comfort. Featuring five bedrooms, three bathrooms, and two double-car garages, this home offers over 2,400 square feet of living space. The main level welcomes you with a large, inviting entryway with plenty of room for kids's™ backpacks, coats, and winter gear. High ceilings and a combination of hardwood and laminate flooring create an open and bright atmosphere throughout. The upper level includes three generous bedrooms, including a primary suite with a private ensuite, while the finished basement provides an additional two bedrooms, a cozy fireplace, and endless possibilities for family living or hosting guests. Additional conveniences include central air, central vacuum, and a heated double-car garage for those cold winter months. With its functional layout and prime location, this home is ready to become your dream family haven. Don't™ miss the chance to view it™ schedule your showing today! Seller is offering a \$5,000 gift card to cover professional painting and will cover professional carpet cleaning prior to closing.

Built in 1997

## Essential Information

MLS® #

A2187104



Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,468
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	152 Eglert Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1V3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, See Remarks, Central Vacuum
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Central Air Conditioner, Garburator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Lawn
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	55
Zoning	R1

### **Listing Details**

Listing Office	People 1st Realty
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