

# \$419,000 - 561 Timberline Drive, Fort McMurray

MLS® #A2213435

**\$419,000**

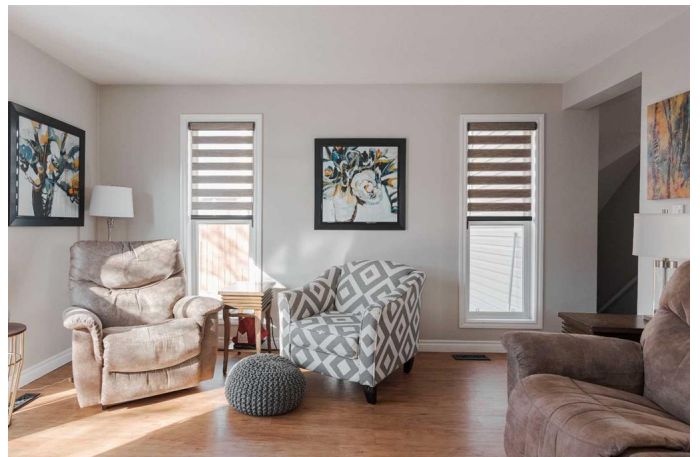
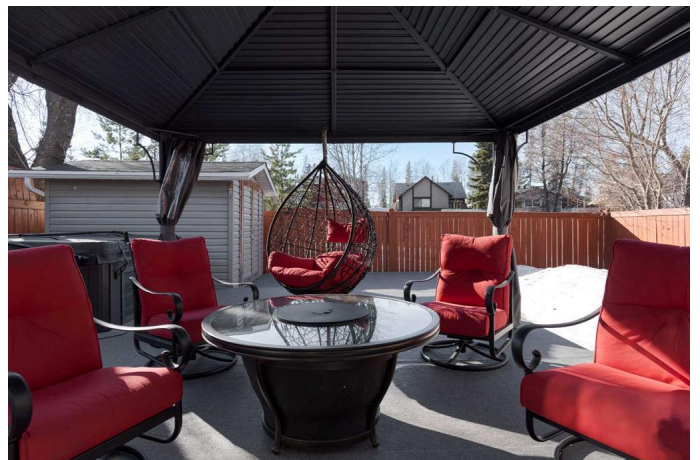
3 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

This is 561 Timberline Drive! Welcome to this beautifully maintained 2-storey home that offers a perfect blend of comfort, style, and functionality. Nestled in a desirable neighborhood on Timberline Drive, this spacious residence boasts 3 bedrooms, 3 bathrooms, and a host of modern amenities designed to meet and exceed your family needs. In the backyard is an oasis of near maintenance free paradise with gazebo, artificial grass turf, and durable vinyl surfaced 2 tier patio/deck with newer (less than 1 yr old) Artic Spa hot tub!! Adding to the tranquil ambiance this all backs on to a park-like green space! Inside, the renovated kitchen features quality granite counter tops adorned with newer SS upgraded appliances. Youâ€™ll love the view to the front of the property and greenbelt! Quality vinyl plank flooring throughout the open main floor enhances both comfort and ease of care. The upper floor has 3 bedrooms and smartly appointed office/study space! The Prime Bedroom overlooks the backyard to the park area. Bedroom to the front of the home features a â€œbirdâ€™s eyeâ€• view of the greenbelt. The developed basement has a large yet cozy family room and full bathroom. This home offers central air-conditioning, newer windows, shingles, and updated furnace and hot water tank. Book your showing for this fantastic home and discover what Timberline Drive has to offer!

Built in 1979



## Essential Information

MLS® #	A2213435
Price	\$419,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	561 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1E6

## Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Water Conditioner, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Few Trees, Front Yard, Gazebo, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	10
Zoning	R1S

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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