

# \$199,900 - 101, 1095 Timberline Drive, Fort McMurray

MLS® #A2224795

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 1095 Timberline Drive #101 – a rare and refined offering in one of Thickwood’s most desirable and established condominium communities.

Positioned on the ground floor for ease of access and everyday convenience, this expansive 2-bedroom, 2-bathroom corner unit residence spans 1,009 sq ft and seamlessly blends modern style, comfort, and practicality. Thoughtfully upgraded in recent years, the home showcases brand-new flooring (2024) and fresh designer paint (2024), setting a contemporary yet inviting tone throughout. At the heart of the home lies the chef-inspired kitchen, featuring abundant cabinetry, upgraded stainless steel appliances (stove 2021, dishwasher 2025), and a kitchen island with eat-up bar – an ideal setting for casual meals or hosting friends. The kitchen flows effortlessly into the spacious dining area, making entertaining feel effortless. The open-concept living and dining spaces are anchored by a gas fireplace, and extend to a private, covered balcony surrounded by mature trees – the perfect setting for relaxed indoor-outdoor living. The primary suite is a private retreat, complete with a walk-in closet and a full ensuite boasting custom-tiled showers and flooring. The second bedroom offers excellent flexibility with a large walk-in closet and is positioned next to a beautifully appointed main bathroom with matching updated finishes. Additional highlights include a spacious and functional front entry, separate



in-suite laundry and storage room, linen closet for added organization, one assigned underground parking stall, and a private storage locker. This meticulously maintained building is just steps from the Birchwood Trails, local shopping, dining, and transit â€” all while offering a peaceful, community-focused atmosphere. You have a rare opportunity to secure a move-in-ready, low-maintenance home in a sought-after location, so check out the photos, floor plan and 3D tour, and call today to book your private viewing.

Built in 1999

**Essential Information**

MLS® #	A2224795
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	101, 1095 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1Y7

**Amenities**

Amenities	Parking, Secured Parking, Trash
-----------	---------------------------------

Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
Days on Market	20
Zoning	R3

### Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.