

# \$339,888 - 1069 Timberline Drive, Fort McMurray

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MLS® #A2249014

**\$339,888**

3 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.10 Acres

Thickwood, Fort McMurray, Alberta

Discover the perfect blend of space, comfort, and potential in this well-maintained 4-level split, ideally located in one of Thickwood's most sought-after neighborhoods. Offering 1,895 sq ft of total living space across all levels, this home features 3 bedrooms and 2 bathrooms, with the flexibility to convert the basement into a 4th bedroom.

A separate entrance to the basement opens up exciting possibilities—transform the lower levels into a private suite for guests, family, or potential income generation.

Set on a beautiful, roomy lot with mature trees, there's ample space to build a future garage, enjoy plenty of parking, private backyard awaiting your special touch for entertainment or perhaps a veggie garden.

Recent updates include:

New windows & doors

Fresh paint throughout, including kitchen cabinets

New flooring for a fresh, modern feel

Located just steps from scenic trails, excellent schools, and all amenities. This home is larger than it looks—a true must-see to appreciate the size and functionality it offers!

Built in 1984

## Essential Information



MLS® #	A2249014
Price	\$339,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	1069 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1T9

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Open Floorplan, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Treed
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco, Wood Frame

Foundation                Wood

**Additional Information**

Date Listed                August 14th, 2025  
Days on Market            1  
Zoning                      R1S

**Listing Details**

Listing Office              COLDWELL BANKER UNITED

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