

# \$429,000 - 561 Timberline Drive, Fort McMurray

MLS® #A2201964

**\$429,000**

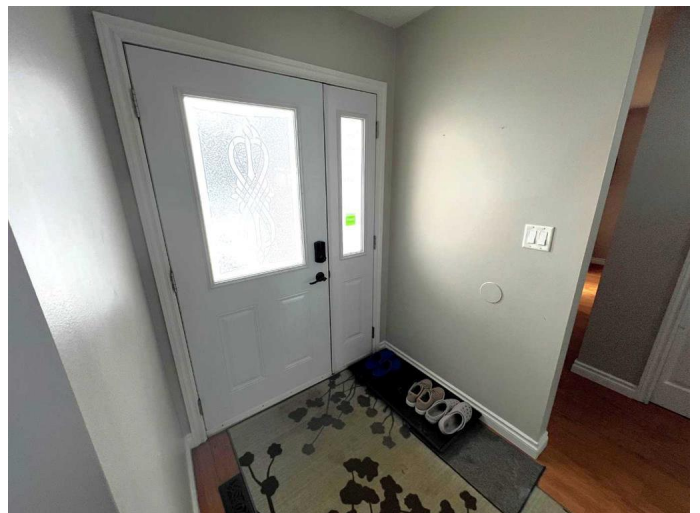
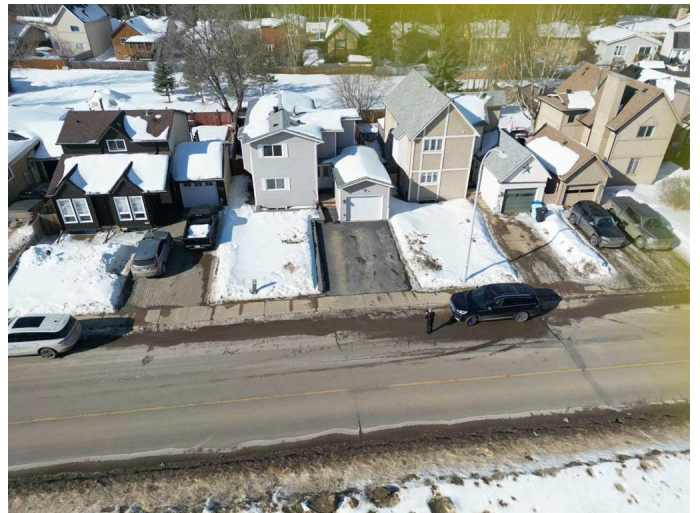
3 Bedroom, 3.00 Bathroom, 1,301 sqft  
Residential on 0.09 Acres

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. Including a near maintenance free backyard with gazebo, artificial grass turf, and durable vinyl surfaced 2 tier patio/deck with newer hot tub!! This backs on to a park-like green space! Inside, the renovated kitchen features quality granite counter tops adorned with newer SS appliances. Youâ€™ll love the view of 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 over looks the backyard to a 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® #	A2201964
Price	\$429,000
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), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Water Softener, Humidifier, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting
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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	March 13th, 2025
Days on Market	1
Zoning	R1S

### **Listing Details**

Listing Office           ROYAL LEPAGE BENCHMARK

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