

# \$369,900 - 789 Timberline Drive, Fort McMurray

MLS® #A2223452

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.20 Acres

Thickwood, Fort McMurray, Alberta

Quaint home located directly across from the greenbelt, welcome to 789 Timberline Drive! The home is situated on an 8600+ sq.ft lot, complete with fully fenced rear yard. This home also offers a 24x13 detached workshop with large asphalt driveway. The inside of the home is in great overall condition, offer laminate flooring spanning throughout almost the entire main level. Front living room features a natural gas fireplace + direct sight lines to the dining space. The eat in kitchen offers dark cabinetry & stone countertops with access a few steps away to the backyard & screened in deck with natural gas line for barbecuing. You have 3 bedrooms up which includes you primary the offers a 2 piece ensuite & access to the screened in deck! The basement offers a partially finished rec room. + large unfinished space. Laundry/utility room offers ample storage options. Call to view today!

Built in 1977

## Essential Information

MLS® #	A2223452
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,150



Acres	0.20
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	789 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1B1

### **Amenities**

Parking Spaces	1
Parking	Asphalt, Single Garage Detached
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), French Door, Granite Counters
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	None, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Greenbelt
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	44
Zoning	R1

## **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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