

# \$414,900 - 1053 Timberline Drive, Fort McMurray

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MLS® #A2240253

**\$414,900**

5 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.12 Acres

Thickwood, Fort McMurray, Alberta

Welcome this spacious and well-maintained home situated on a corner lot in a desirable location. Featuring 5 bedrooms and 2 bathrooms, this property offers plenty of space for the growing family. Across from Birchwood trails and greenbelt, close to schools, grocery stores, and restaurants. Some recent upgrades include renovated bathroom, newer kitchen counter-tops, fresh paint and newer hot water tank. Enjoy the hot tub to relax in or some family time fun! Fenced in yard space with a closed-in sun room to enjoy! This home combines functionality with style, offering everything you need in a family-friendly neighbourhood. Don't miss out! Schedule your private showing today!

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240253    |
| Price          | \$414,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,028       |
| Acres          | 0.12        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1053 Timberline Drive |
| Subdivision | Thickwood             |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9K 1R2               |

## Amenities

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

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                               |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Stove(s) |
| Heating           | Forced Air                                                   |
| Cooling           | Other                                                        |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Other, Few Trees, Gazebo, Greenbelt, No Neighbours Behind |
| Roof              | Asphalt                                                                                     |
| Construction      | Vinyl Siding                                                                                |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 107             |
| Zoning         | R1S             |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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