

# **\$385,000 - 577 Timberline Drive, Fort McMurray**

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MLS® #A2212360

**\$385,000**

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.12 Acres

Thickwood, Fort McMurray, Alberta

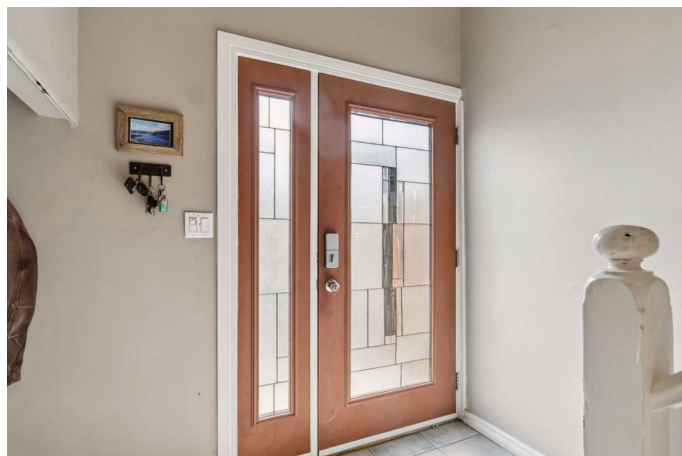
UNDER \$400,000!!! GREENBELT IN LOWER THICKWOOD!!! Discover this charming and affordable home, perfect for those seeking value in a desirable location! This fully developed bi-level offers a fantastic opportunity with its attached heated garage and expansive lot right across from the greenbelt. Step inside and be welcomed by an abundance of natural light. The main floor features beautiful laminate flooring in the inviting living room, a full bathroom, and two cozy bedrooms with carpeting. The spacious kitchen provides direct access to a screened-in deck, ideal for relaxing or entertaining! The finished basement boasts a large family room, which could easily be converted into a fifth bedroom, along with two additional generous bedrooms, another full bathroom, and dedicated laundry and mechanical spaces. Equipped with an AC unit and two furnaces, each floor operated independently with its own thermostat. This property truly has it all and should be on your must-see list. Don't miss out on this gem in Lower Thickwood! call today to schedule your appointment!

Built in 1979

## **Essential Information**

MLS® #                   A2212360

Price                     \$385,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	577 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1E6

### **Amenities**

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Greenbelt, Level, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	36
Zoning	R1S

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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