

# **\$364,900 - 577 Timberline Drive, Fort McMurray**

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MLS® #A2230706

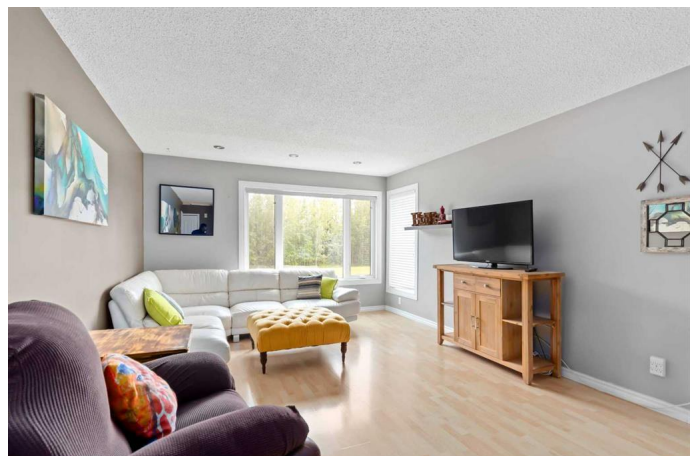
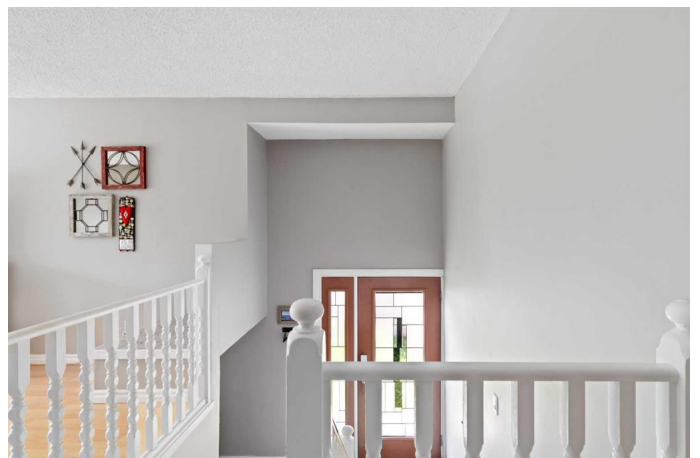
**\$364,900**

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® #                      A2230706

Price                        \$364,900

|                |             |
|----------------|-------------|
| 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    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | R1S             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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