



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**609 TIMBERLINE Drive, Fort McMurray T9K 1E6**

MLS® #: **A2112505**

Area: **Thickwood**

Listing Date: **03/07/24**

List Price: **\$480,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1979**  
Lot Information  
Lot Sz Ar: **4,501 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,604**  
Low Sqft:  
Ttl Sqft: **1,604**

DOM

**72**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped,Street Lighting  
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Built-in Barbecue,Gas Grill,Lighting**

Construction: **Cedar,Stucco,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Cork,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Range,Garage Control(s),Gas Dryer,Gas Water Heater,Microwave,Microwave Hood Fan,Range,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Central Vacuum,Crown Molding,Granite Counters,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Stone Counters,Track Lighting**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 6`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 10`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 8`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`1"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>14`11" x 14`6"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 8`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 12`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`1" x 10`5"</b>	<b>Game Room</b>	<b>Basement</b>	<b>16`0" x 20`2"</b>

Furnace/Utility Room	Basement	14`0" x 12`4"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R1S</b>	
Legal Desc:	<b>7922412</b>		Remarks
Pub Rmks:	<b>This stunning home is move-in ready. Situated in a quiet, family friendly neighbourhood, close to shopping, playgrounds, schools, greenbelt, and Birchwood Trails. This spacious, three bedroom home is full of upgrades! Relax in a magnificent all season sunroom, complete with natural gas fireplace. Your guests will enjoy sunning themselves on the oversized backyard deck or roasting marshmallows on the patio style fire pit. BBQ'ing is easy with a natural gas hook up. Take a step inside to the heart of the home, the kitchen. You will be welcomed with stylish granite countertops, laminate &amp; ceramic tile flooring, and stainless steel appliances! Look out over the greenbelt through the kitchen bay window while you are preparing dinner, or just enjoy your surroundings while entertaining guests. This lovely home has many upgraded features including new: light fixtures, bedroom windows, hot water tank, carpet, and recently renovated bathrooms complete with new fixtures and tiling. Impressive!</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Bode Platform Inc.</b>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800















