



THE
A-TEAM

**RE/MAX
FIRST**

221 TIMBERLINE Drive, Fort McMurray T9K 1S1

MLS® #: **A2117563**

Area: **Thickwood**

Listing Date: **03/25/24**

List Price: **\$215,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1982

Lot Information

Finished Floor Area

Abv Sqft:

1,163

Low Sqft:

Ttl Sqft:

1,163

Lot Sz Ar:

4,252 sqft

Lot Shape:

DOM

55

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Front Yard,Landscaped,Rectangular Lot
Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Wood Siding

Flooring:

Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

See Remarks

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Bedroom

Level

Main

Main

Basement

Dimensions

4`11" x 9`4"

10`0" x 10`0"

10`0" x 10`0"

Room

3pc Bathroom

Bedroom

Level

Basement

Main

Dimensions

7`9" x 7`8"

10`0" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8122231

Zoning:
R1S

Remarks

Pub Rmks:

Discover the perfect blend of affordability and convenience with this charming single-family detached home in Thickwood. Nestled on Timberline Drive, this home is within steps from shopping, schools, and scenic walking trails, offering quick access downtown. This home offers 3 bedrooms and 2 full bathrooms. The main floor featuring a kitchen with ample storage, seamlessly flowing into a spacious family room and dining area. Step through patio doors to a generously sized backyard, with lush tree coverage, creating your private oasis. This bilevel home presents a versatile layout, creating the potential for an in-law suite in the basement, complete with a wet bar ready for your customization and a second large rec room. This is more than a home; it's an opportunity to step into homeownership affordably. With a little sweat equity, you can transform this house into your dream home. Don't miss your chance to make this cozy residence yours!

Inclusions:
Property Listed By:

**Sold as is where is on possession
COLDWELL BANKER UNITED**

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





