



THE
A-TEAM

**RE/MAX
FIRST**

1095 TIMBERLINE Drive #307, Fort McMurray T9K 1Y7

MLS® #: **A2124195**

Area: **Thickwood**

Listing Date: **04/23/24**

List Price: **\$199,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1999

Lot Information

Finished Floor Area

Abv Sqft:

1,069

Low Sqft:

Ttl Sqft:

1,069

Lot Sz Ar:

Lot Shape:

DOM

25

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Fruit Trees/Shrub(s),Landscaped

Garage Door Opener,Heated Garage,Insulated,Stall,Underground

Utilities and Features

Roof: **Asphalt**

Heating: **Boiler,Natural Gas**

Sewer:

Ext Feat: **Balcony,Storage**

Construction:

Stucco

Flooring:

Carpet,Ceramic Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Central Air Conditioner,Electric Cooktop,Microwave,Oven,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Elevator,High Ceilings,No Smoking Home,Open Floorplan,Pantry,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

3pc Ensuite bath

Main

7`8" x 5`11"

Bedroom

Main

16`11" x 10`4"

Room

Level

Dimensions

4pc Bathroom

Main

7`6" x 6`0"

Bedroom - Primary

Main

16`11" x 11`4"

Legal/Tax/Financial

Condo Fee:

\$722

Title:

Fee Simple

Fee Freq:

Zoning:

R3

Legal Desc:	9923181	Monthly	Remarks
Pub Rmks:	TOP FLOOR FULLY FURNISHED 2 BEDROOM, 2 BATHROOM, 2 UNDERGROUND HEATED PARKING STALLS, STORAGE LOCKER IN A WELL-MAINTAINED ADULT-ONLY BUILDING OFFERING AN ASSUMABLE MORTGAGE. This oversized and meticulously kept condo is located in the Heart of Thickwood Subdivision, next to the Birchwood trails, shopping and more. This is a turnkey condo; it is a fantastic investment for a homeowner or investor. This spacious 2 bed, 2 bath condo offers just under 1100 sq ft of interior living space, that includes a beautiful open concept living space. Let's begin with the oversized kitchen featuring loads of cabinets, and countertop space, large wrap-around island with eat up breakfast bar, tiled floors and a pantry. This kitchen opens to a dining room and a large living room with a corner gas fireplace and private balcony surrounded by mature trees. There are 2 oversized bedrooms. Primary bedroom with walk-in closet and full ensuite. There is another 4-pc bathroom next to the 2nd bedroom. This entire living space offers large windows making the space bright and full of natural sunlight. Added bonuses in suite is your own laundry room, with a storage space. Extras included are 2 titled underground and heated parking stalls, a titled oversized storage locker and a car wash bay. This building shines with pride of ownership throughout. All you need to do is pack your clothes and move into this Fully equipped condo that is furnished right down to the forks and knives. This is an opportunity to own and purchase an ASSUMABLE mortgage at a great rate call for more details. An excellent opportunity for an investor to rent a fully furnished condo and create great cash flow. Call and schedule your personal showing today!		
Inclusions:	fridge, stove, dishwasher, washer, dryer, all furnishings, air conditioner built into wall, 2 underground heated and titled parking stalls units 307, storage locker(titled)locker number 307		
Property Listed By:	COLDWELL BANKER UNITED		

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











