



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 TIMBERLINE Drive, Fort McMurray T9K 1S1**

MLS® #: **A2145836**

Area: **Thickwood**

Listing Date: **07/02/24**

List Price: **\$199,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$16k, 19-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1982**

Finished Floor Area  
Abv Sqft: **1,163**  
Low Sqft:  
Ttl Sqft: **1,163**

DOM

**76**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **4,252 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Front Yard,Landscaped,Rectangular Lot**  
Park Feat: **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	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 10`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 10`0"</b>

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`9" x 7`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 10`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8122231**

Zoning:  
**R1S**

Remarks

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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: **N/A**  
Property Listed By: **COLDWELL BANKER UNITED**

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