



THE
A-TEAM

**RE/MAX
FIRST**

1095 TIMBERLINE Drive #105, Fort McMurray T9K 1Y7

MLS® #: **A2172263**

Area: **Thickwood**

Listing Date: **10/10/24**

List Price: **\$174,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **1,064**
Low Sqft:
Ttl Sqft: **1,064**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

7

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	1`0" x 1`0"	4pc Ensuite bath	Main	
Bedroom	Main	1`0" x 1`0"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$702

Title:
Fee Simple

Zoning:
R3

Fee Freq:
Monthly

Legal Desc: **9923181**

Remarks

Pub Rmks: **Welcome to Pinnacle Ridge, where luxury meets tranquility in the heart of Thickwood Heights and just steps from the Birchwood Trails. This stunning 2-bedroom, 2-bathroom apartment offers the perfect blend of modern elegance and comfortable living, ideal for anyone seeking a serene urban retreat. The expansive living room with gas fireplace flows into the dining area and kitchen, creating an inviting space perfect for both relaxation and entertaining. Large windows throughout the apartment allow for ample natural light, enhancing the bright and airy ambiance. Fine kitchen cabinetry, and a large island with seating make this kitchen a chef's dream. The spacious prime bedroom features a walk-in closet and an ensuite bathroom with a luxurious soaking tub. The second bedroom is perfect for guests, a home office, or a growing family, the second bedroom offers generous closet space and easy access to the second full bathroom. Nestled in a quiet neighborhood, this apartment offers a peaceful living environment while still being close to all the action. Heated underground parking complete this exceptional opportunity. Easily access public transportation, major highways, shopping centers, dining, and entertainment options within walking distance. Don't miss the opportunity to make this exceptional 2-bedroom apartment your new home.**

Inclusions:
Property Listed By: **N/A
ROYAL LEPAGE BENCHMARK**

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











