



THE
A-TEAM

**RE/MAX
FIRST**

829 TIMBERLINE Drive, Fort McMurray T9K 1A9

MLS® #: **A2205788**

Area: **Thickwood**

Listing Date: **03/26/25**

List Price: **\$449,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1981**
Lot Information
Lot Sz Ar: **8,809 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,315**
Low Sqft:
Ttl Sqft: **1,315**

DOM

7
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Cleared,Few Trees,Greenbelt,Landscaped,Lawn,No Neighbours Behind,Private**

Park Feat:

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Gas Water Heater,Microwave Hood Fan,See Remarks,Washer**
Int Feat: **Built-in Features,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Second	11`8" x 12`0"
Living Room	Main	20`0" x 12`0"
Dining Room	Main	10`0" x 12`8"

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	11`8" x 10`0"
Bedroom - Primary	Second	12`6" x 12`4"
Kitchen	Main	11`0" x 10`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

4950TR

Remarks

Pub Rmks: **Welcome to this beautiful 2-story home nestled on a spacious lot with stunning views of the greenbelt! This property offers a perfect blend of privacy, tranquility, and convenience. Enjoy an open-concept layout with ample space for living and entertaining. The renovated kitchen has updated appliances, plenty of counter space, and a bright, airy feel featuring a large bay window to the fenced yard that is perfect for outdoor activities, gardening, or simply relaxing. The backyard is expansive and offers direct access to a park area with playground. Recent renovations include luxury vinyl plank flooring and new carpeting. The dining room has direct access to the deck area with large glass sliding doors. From the living room you have a striking view of the greenbelt with trails and mature trees. On the second floor are 3 generously sized bedrooms, all with fantastic views. The finished basement has a large family room ideal for entertaining or game nights. Also equipped with a full bathroom, this is sure to be a family favorite space!! The attached double garage has direct access to the home for added convenience and security. Ideally located near public transportation and shopping amenities; this home is ready for you!**

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

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















