



THE
A-TEAM

**RE/MAX
FIRST**

577 TIMBERLINE Drive, Fort McMurray T9K1E6

MLS® #: **A2212360**

Area: **Thickwood**

Listing Date: **04/16/25**

List Price: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Lot Sz Ar:

5,406 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,035

Low Sqft:

Ttl Sqft:

1,035

DOM

3

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Greenbelt,Level,Private
Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Closet Organizers

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 4`11"
Bedroom - Primary	Main	12`11" x 10`1"
Kitchen	Main	12`2" x 9`8"
4pc Bathroom	Basement	8`6" x 5`0"
Bedroom	Basement	11`5" x 12`0"
Game Room	Basement	11`4" x 17`5"

Room	Level	Dimensions
Bedroom	Main	16`6" x 10`0"
Dining Room	Main	11`8" x 13`7"
Living Room	Main	12`5" x 8`3"
Bedroom	Basement	15`5" x 12`10"
Laundry	Basement	8`1" x 6`7"
Furnace/Utility Room	Basement	11`4" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7922412

Zoning:
R1S

Remarks

Pub Rmks: **UNDER \$400,000!!! GREENBELT IN LOWER THICKWOOD!!! Discover this charming and affordable home, perfect for those seeking value in a desirable location! This fully developed bi-level offers a fantastic opportunity with its attached heated garage and expansive lot right across from the greenbelt. Step inside and be welcomed by an abundance of natural light. The main floor features beautiful laminate flooring in the inviting living room, a full bathroom, and two cozy bedrooms with carpeting. The spacious kitchen provides direct access to a screened-in deck, ideal for relaxing or entertaining! The finished basement boasts a large family room, which could easily be converted into a fifth bedroom, along with two additional generous bedrooms, another full bathroom, and dedicated laundry and mechanical spaces. This property truly has it all and should be on your must-see list. Don't miss out on this gem in Lower Thickwood—call today to schedule your appointment!**

Inclusions: **fridge, stove, dishwasher, washer, dryer, all window coverings, A/C, garage heater, Garage door opener**

Property Listed By: **COLDWELL BANKER UNITED**

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







