

561 TIMBERLINE Drive, Fort McMurray T9K 1E6

A2213435 04/21/25 MLS®#: Area: Thickwood Listing List Price: **\$419,000**

Status: **Pending Wood Buffalo** None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Residential Sub Type: Detached City/Town: Fort McMurray

Year Built: 1979

Lot Sz Ar:

Lot Shape:

20 <u>Layout</u> Finished Floor Area Beds:

> Abv Saft: 1,301 Low Sqft:

4,101 sqft Ttl Sqft: 1,301

<u>Parking</u>

DOM

Baths:

Style:

Ttl Park: 3 1 Garage Sz:

3 (3) 2.5 (2 1)

2 Storey

Access:

Lot Feat: Few Trees, Front Yard, Gazebo, Greenbelt, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours

Behind

Park Feat: Off Street, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Lighting Flooring: **Carpet, Ceramic Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

Poured Concrete

Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Water Kitchen Appl:

Conditioner, Water Softener

Ceiling Fan(s), Chandelier, Closet Organizers, Vinyl Windows Int Feat:

Utilities:

Room Information

Room Level Dimensions Level Dimensions Room

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R1S

Legal Desc: 7922412

Remarks

Pub Rmks:

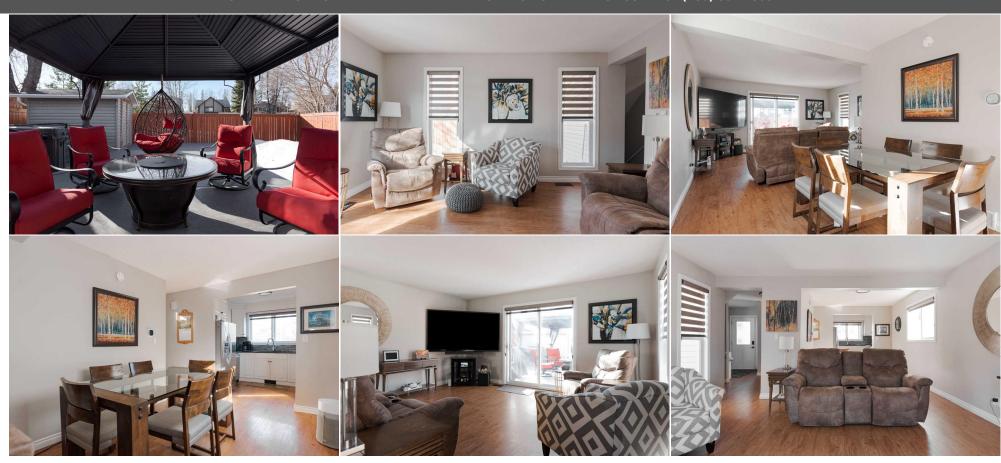
This is 561 Timberline Drive! Welcome to this beautifully maintained 2-storey home that offers a perfect blend of comfort, style, and functionality. Nestled in a desirable neighborhood on Timberline Drive, this spacious residence boasts 3 bedrooms, 3 bathrooms, and a host of modern amenities designed to meet and exceed your family needs. In the backyard is an oasis of near maintenance free paradise with gazebo, artificial grass turf, and durable vinyl surfaced 2 tier patio/deck with newer (less than 1 yr old) Artic Spa hot tub!! Adding to the tranquil ambiance this all backs on to a park-like green space! Inside, the renovated kitchen features quality granite counter tops adorned with newer SS upgraded appliances. You'll love the view to the front of the property and greenbelt! Quality vinyl plank flooring throughout the open main floor enhances both comfort and ease of care. The upper floor has 3 bedrooms and smartly appointed office/study space! The Prime Bedroom overlooks the backyard to the park area. Bedroom to the front of the home features a "bird's eye" view of the greenbelt. The developed basement has a large yet cozy family room and full bathroom. This home offers central air-conditioning, newer windows, shingles, and updated furnace and hot water tank. Book your showing for this fantastic home and discover what Timberline Drive has to offer!

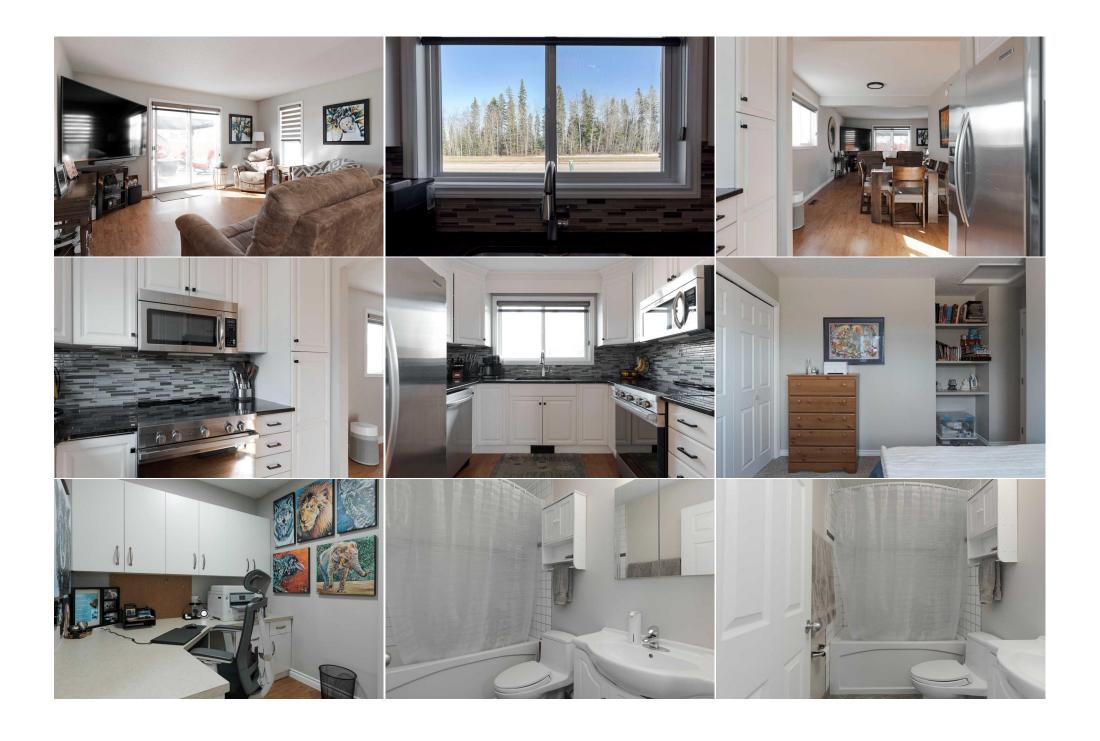
Inclusions:

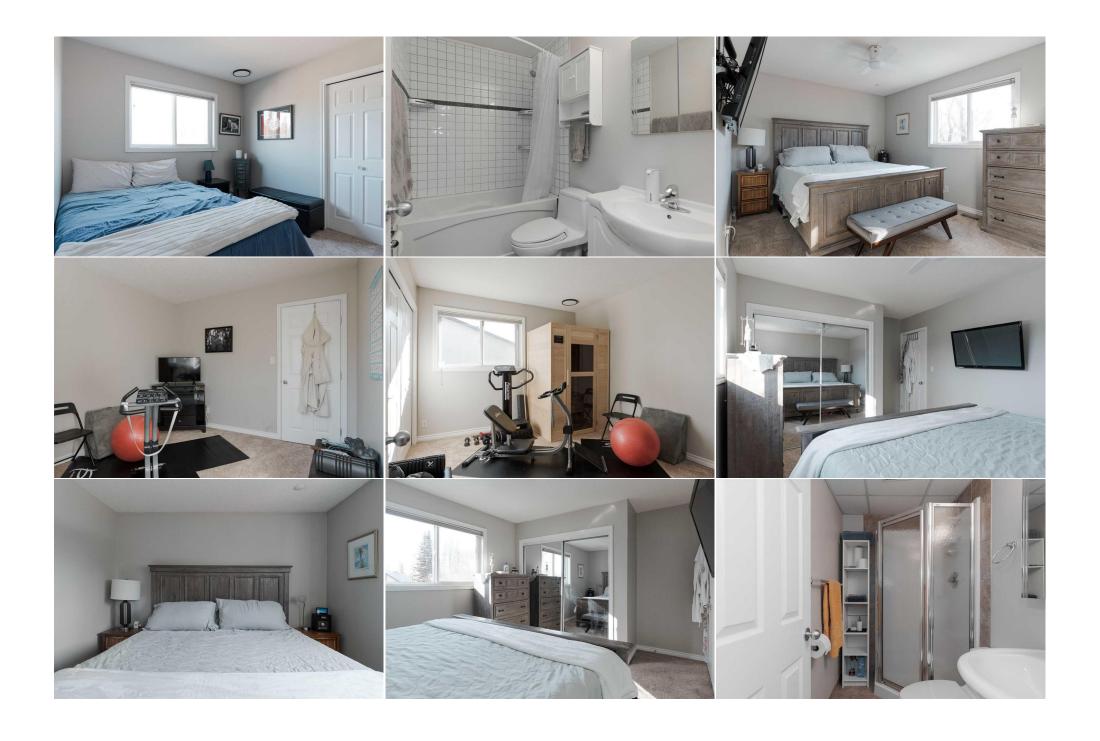
Property Listed By: ROYAL LEPAGE BENCHMARK

N/A

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





















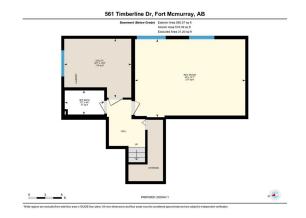












S61 Timberline Dr., Fort Mcmurray, AB

Mon-Pase Course Asset Bible on E

Mon-Pase Course Bible on E

Mon-Pas

0 3 6 h PREPARED 20050H11

Will a section are excluded from total floor area in GAUDE floor claims. All room directions and floor area must be considered accronitions and are soleled to independent verification.