



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**561 TIMBERLINE Drive, Fort McMurray T9K 1E6**

MLS®#: **A2213435**

Area: **Thickwood**

Listing Date: **04/21/25**

List Price: **\$419,000**

Status: **Pending**

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: **4,101 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,301**  
Low Sqft:  
Ttl Sqft: **1,301**

DOM

**20**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Few Trees,Front Yard,Gazebo,Greenbelt,Landscaped,Lawn,Low Maintenance Landscape,No Neighbours Behind**  
**Off Street,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Humidifier,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Water Conditioner,Water Softener**  
Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Legal/Tax/Financial

Title:		Zoning:	
<b>Fee Simple</b>		<b>R1S</b>	
Legal Desc:	<b>7922412</b>		

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:

N/A

Property Listed By:

**ROYAL LEPAGE BENCHMARK**

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











