



THE
A-TEAM

**RE/MAX
FIRST**

789 TIMBERLINE Drive, Fort McMurray T9K 1B1

MLS® #: **A2223452**

Area: **Thickwood**

Listing Date: **05/21/25**

List Price: **\$369,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1977

Lot Information

Finished Floor Area

Abv Sqft:

1,150

Low Sqft:

Lot Sz Ar:

8,666 sqft

Ttl Sqft:

1,150

Lot Shape:

DOM

10

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

Bungalow

Parking

Ttl Park:

1

Garage Sz:

3

Access:

Lot Feat:

Back Yard,Greenbelt,Landscaped

Park Feat:

Asphalt,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Brick,Stucco,Wood Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Ceiling Fan(s),French Door,Granite Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`8" x 15`3"
Kitchen	Main	13`8" x 13`6"
Bedroom	Main	10`2" x 8`7"
Bedroom - Primary	Main	13`5" x 10`11"
Game Room	Basement	25`11" x 16`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`6" x 9`3"
4pc Bathroom	Main	8`0" x 4`0"
Bedroom	Main	10`3" x 8`8"
2pc Ensuite bath	Main	4`11" x 5`0"
Furnace/Utility Room	Basement	13`3" x 21`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7621834

Zoning:
R1

Remarks

Pub Rmks:

Quaint home located directly across from the greenbelt, welcome to 789 Timberline Drive! The home is situated on an 8600+ sq.ft lot, complete with fully fenced rear yard. This home also offers a 24x13 detached workshop with large asphalt driveway. The inside of the home is in great overall condition, offer laminate flooring spanning throughout almost the entire main level. Front living room features a natural gas fireplace + direct sight lines to the dining space. The eat in kitchen offers dark cabinetry & stone countertops with access a few steps away to the backyard & screened in deck with natural gas line for barbecuing. You have 3 bedrooms up which includes you primary the offers a 2 piece ensuite & access to the screened in deck! The basement offers a partially finished rec room. + large unfinished space. Laundry/utility room offers ample storage options. Call to view today!

Inclusions:

Window Coverings, Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Air Conditioner, Water Softener, deep freeze, All Metal shelving, Garage overhead opener.

Property Listed By:

COLDWELL BANKER UNITED

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









