



THE
A-TEAM

**RE/MAX
FIRST**

1095 TIMBERLINE Drive #101, Fort McMurray T9K 1Y7

MLS® #: **A2224795**

Area: **Thickwood**

Listing Date: **05/27/25**

List Price: **\$199,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1999

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

1,009

Low Sqft:

Ttl Sqft:

1,009

DOM

3

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

**Apartment-Single
Level Unit**

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall

Utilities and Features

Roof:

Heating: **In Floor**

Sewer:

Ext Feat: **Balcony**

Construction:

Stucco

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Kitchen Island,Open Floorplan,Walk-In Closet(s)

Utilities:

Room Information

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

Condo Fee:

\$628

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

R3

Legal Desc:

9923181

Remarks

Pub Rmks:

Welcome to 1095 Timberline Drive #101 — a rare and refined offering in one of Thickwood's most desirable and established condominium communities. Positioned on the ground floor for ease of access and everyday convenience, this expansive 2-bedroom, 2-bathroom corner unit residence spans 1,009 sq ft and seamlessly blends modern style, comfort, and practicality. Thoughtfully upgraded in recent years, the home showcases brand-new flooring (2024) and fresh designer paint (2024), setting a contemporary yet inviting tone throughout. At the heart of the home lies the chef-inspired kitchen, featuring abundant cabinetry, upgraded stainless steel appliances (stove 2021, dishwasher 2025), and a kitchen island with eat-up bar — an ideal setting for casual meals or hosting friends. The kitchen flows effortlessly into the spacious dining area, making entertaining feel effortless. The open-concept living and dining spaces are anchored by a gas fireplace, and extend to a private, covered balcony surrounded by mature trees — the perfect setting for relaxed indoor-outdoor living. The primary suite is a private retreat, complete with a walk-in closet and a full ensuite boasting custom-tiled showers and flooring. The second bedroom offers excellent flexibility with a large walk-in closet and is positioned next to a beautifully appointed main bathroom with matching updated finishes. Additional highlights include a spacious and functional front entry, separate in-suite laundry and storage room, linen closet for added organization, one assigned underground parking stall, and a private storage locker. This meticulously maintained building is just steps from the Birchwood Trails, local shopping, dining, and transit — all while offering a peaceful, community-focused atmosphere. You have a rare opportunity to secure a move-in-ready, low-maintenance home in a sought-after location, so check out the photos, floor plan and 3D tour, and call today to book your private viewing.

Inclusions:

Property Listed By:

**Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, and TV Mounts.
ROYAL LEPAGE BENCHMARK**

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







