



THE
A-TEAM

**RE/MAX
FIRST**

577 TIMBERLINE Drive, Fort McMurray T9K1E6

MLS® #: **A2230706**

Area: **Thickwood**

Listing Date: **06/13/25**

List Price: **\$364,900**

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

Finished Floor Area

Abv Sqft:

1,035

Low Sqft:

Lot Sz Ar:

5,406 sqft

Ttl Sqft:

1,035

Lot Shape:

DOM

22

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

Room

Level

Dimensions

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. Equipped with an AC unit and two furnaces, each floor operated independently with its own thermostat. 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:

Property Listed By:

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

COLDWELL BANKER UNITED

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







