

# \$359,000 - 577 Timberline Drive, Fort McMurray

MLS® #A2230706

## \$359,000

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.12 Acres

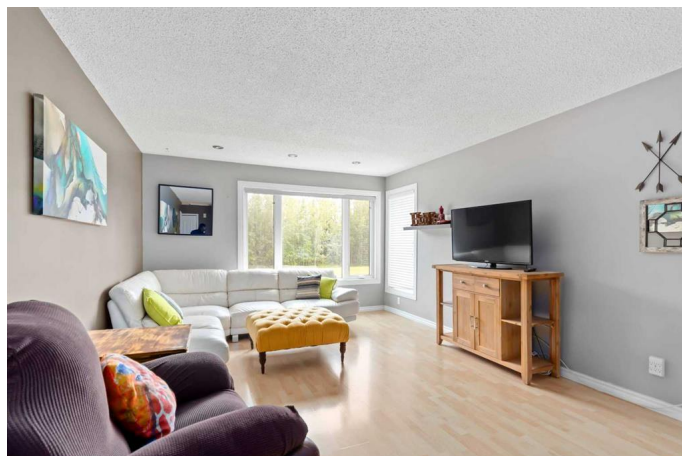
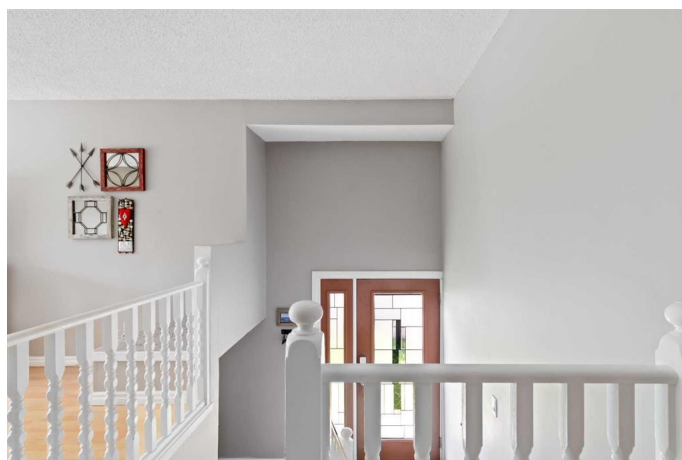
Thickwood, Fort McMurray, Alberta

Under \$360,000! Located in Lower Thickwood, this charming, fully developed bi-level offers a spacious, affordable home with an attached heated garage and a large, fully fenced yard featuring a fire pit, garden bed, and shed for extra storage. Just across from the greenbelt, it's within walking distance to schools, shopping, Birchwood Trails, and bus routes. The home's main floor boasts natural light, laminate flooring, two cozy carpeted bedrooms, a full bathroom, and a spacious kitchen opening to a screened-in deck perfect for relaxing or entertaining. The finished basement includes a large family room (easily converted into a fifth bedroom), two additional bedrooms, another full bathroom, and dedicated laundry and mechanical spaces. Equipped with central air conditioning, two furnaces with independent control for each floor, and a new roof as of July 2025, this home truly has it all—don't miss out, call today to schedule your viewing!

Built in 1979

## Essential Information

MLS® #	A2230706
Price	\$359,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,035



Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	577 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1E6

### **Amenities**

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Greenbelt, Level, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	54
Zoning	R1S

**Listing Details**

Listing Office                    COLDWELL BANKER UNITED

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