

**577 Timberline Drive
Fort McMurray, Alberta**

MLS # A2230706



\$364,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,035 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Greenbelt, Level, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

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

UNDER \$370,000!!! 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. New roof is Scheduled will be completed for possession day! Don't miss out on this gem in Lower Thickwood—call today to schedule your appointment!