

101, 1095 Timberline Drive

Fort McMurray, Alberta

MLS # A2252315



\$184,900

Division:	Thickwood	Water:	-
Type:	Residential/Low Rise (2-4 stories)	Sewer:	-
Style:	Apartment-Single Level Unit	Condo Fee:	\$ 611
Size:	1,009 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Stall	LLD:	-
Lot Size:	-	Zoning:	R3
Lot Feat:	-	Utilities:	-
Heating:	In Floor	Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Floors:	Carpet, Laminate, Tile	Inclusions:	Refrigerator, Stove, Dishwasher, Washer & Dryer (as is), All Window Coverings, and TV Mounts.
Roof:	-		
Basement:	-		
Exterior:	Stucco		
Foundation:	-		

Welcome to 1095 Timberline Drive #101—a rare ground-floor offering in one of Thickwood’s most established and desirable condo communities. This 2-bedroom, 2-bathroom corner unit spans 1,009 sq ft and blends modern style with everyday comfort. Recent upgrades include updated laminate flooring (2024) and fresh paint in the principal bedroom, bathrooms, living room, and kitchen (2024). The chef-inspired kitchen features Corian counters, abundant cabinetry, upgraded stainless steel appliances (stove 2021, dishwasher 2025), and a storage-rich island. It opens to a spacious dining area for effortless entertaining. The open-concept living and dining space is anchored by a gas fireplace and extends to a private, covered balcony surrounded by mature trees for seamless indoor-outdoor living. The primary bedroom offers a walk-in closet and a full ensuite with custom-tiled walk-in shower and flooring. The second bedroom includes a large walk-in closet and sits beside a beautifully updated main bath. Additional features include a spacious front entry, in-suite laundry and storage room, a linen closet, one assigned underground parking stall, and a private storage locker. You’ll also appreciate the elevated Hunter Douglas window coverings, with room-darkening shades in the principal bedroom. This meticulously maintained building with enhanced in-floor heat is steps from the Birchwood Trails, shopping, dining, and transit, while offering a peaceful, community-focused setting. A move-in-ready, low-maintenance home in a sought-after location—explore the photos, floor plan, and 3D tour, and book your private viewing today.