

**1069 Timberline Drive  
Fort McMurray, Alberta**

**MLS # A2277204**



# \$325,000

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, RV Gated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Stucco	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Separate Entrance, Vinyl Windows		

**Inclusions:** NA

Offering 1,895 sq ft of total living space across all levels, discover the perfect blend of space, comfort, and potential in this well-maintained 4-level split, ideally located in one of Thickwood's most sought-after neighbourhoods. This home features 3 bedrooms and 2 bathrooms, with the flexibility to convert the basement into a 4th bedroom. A separate entrance to the basement opens up exciting possibilities—transform the lower levels into private living for guests, family, or potential mortgage helper. Set on a beautiful, roomy lot with mature trees, there's ample space to build a future garage, enjoy plenty of parking, private backyard awaiting your special touch for entertainment or perhaps a veggie garden. Recent updates include: New windows & doors Fresh paint throughout, including kitchen cabinets New flooring for a fresh, modern feel Located just steps from scenic trails, excellent schools, and all amenities. This home is larger than it looks—a true must-see to appreciate the size and functionality it offers!