

# \$449,000 - 829 Timberline Drive, Fort McMurray

MLS® #A2205788

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.20 Acres

Thickwood, Fort McMurray, Alberta

Welcome to this beautiful 2-story home nestled on a spacious lot with stunning views of the greenbelt! This property offers a perfect blend of privacy, tranquility, and convenience. Enjoy an open-concept layout with ample space for living and entertaining. The renovated kitchen has updated appliances, plenty of counter space, and a bright, airy feel featuring a large bay window to the fenced yard that is perfect for outdoor activities, gardening, or simply relaxing. The backyard is expansive and offers direct access to a park area with playground. Recent renovations include luxury vinyl plank flooring and new carpeting. The dining room has direct access to the deck area with large glass sliding doors. From the living room you have a striking view of the greenbelt with trails and mature trees. On the second floor are 3 generously sized bedrooms, all with fantastic views. The finished basement has a large family room ideal for entertaining or game nights. Also equipped with a full bathroom, this is sure to be a family favorite space!! The attached double garage has direct access to the home for added convenience and security.

Ideally located near public transportation and shopping amenities; this home is ready for you!



Built in 1981

## Essential Information

MLS® #

A2205788

Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,315
Acres	0.20
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	829 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1A9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Built-in Features, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, See Remarks, Washer, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Landscaped, Lawn, No Neighbours Behind, Private, Cleared, Greenbelt
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	26
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.