



GRASSROOTS
REALTY GROUP

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**577 Timberline Drive
Fort McMurray, Alberta**

MLS # A2230706



\$359,000

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 \$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!