



**GRASSROOTS**  
REALTY GROUP

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**1053 Timberline Drive  
Fort McMurray, Alberta**

**MLS # A2240253**



**\$414,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Gazebo, Greenbelt, No Neigh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Portable A/C Units, Hot Tub, Shed

Welcome this spacious and well-maintained home situated on a corner lot in a desirable location. Featuring 5 bedrooms and 2 bathrooms, this property offers plenty of space for the growing family. Across from Birchwood trails and greenbelt, close to schools, grocery stores, and restaurants. Some recent upgrades include renovated bathroom, newer kitchen counter-tops, fresh paint and newer hot water tank. Enjoy the hot tub to relax in or some family time fun! Fenced in yard space with a closed-in sun room to enjoy! This home combines functionality with style, offering everything you need in a family-friendly neighbourhood. Don't miss out! Schedule your private showing today!