



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1053 Timberline Drive
Fort McMurray, Alberta**

MLS # A2240253



\$399,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	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!