



GRASSROOTS
REALTY GROUP

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**1069 Timberline Drive
Fort McMurray, Alberta**

MLS # A2249014



\$339,888

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	994 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Treed		

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

Inclusions: N/A

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 neighborhoods. Offering 1,895 sq ft of total living space across all levels, 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 a private suite for guests, family, or potential income generation. 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!