



**GRASSROOTS**  
REALTY GROUP

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

101, 1095 Timberline Drive  
Fort McMurray, Alberta

MLS # A2252315



**\$199,900**

Division:	Thickwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,009 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer & Dryer (as is), All Window Coverings, and TV Mounts.

Welcome to 1095 Timberline Drive #101 – a rare and refined offering in one of Thickwood’s most desirable and established condominium communities. Positioned on the ground floor for ease of access and everyday convenience, this expansive 2-bedroom, 2-bathroom corner unit residence spans 1,009 sq ft and seamlessly blends modern style, comfort, and practicality. Thoughtfully upgraded in recent years, the home showcases brand-new flooring (2024) and fresh designer paint (2024), setting a contemporary yet inviting tone throughout. At the heart of the home lies the chef-inspired kitchen, featuring abundant cabinetry, upgraded stainless steel appliances (stove 2021, dishwasher 2025), and a kitchen island with eat-up bar – an ideal setting for casual meals or hosting friends. The kitchen flows effortlessly into the spacious dining area, making entertaining feel effortless. The open-concept living and dining spaces are anchored by a gas fireplace, and extend to a private, covered balcony surrounded by mature trees – the perfect setting for relaxed indoor-outdoor living. The primary suite is a private retreat, complete with a walk-in closet and a full ensuite boasting custom-tiled showers and flooring. The second bedroom offers excellent flexibility with a large walk-in closet and is positioned next to a beautifully appointed main bathroom with matching updated finishes. Additional highlights include a spacious and functional front entry, separate in-suite laundry and storage room, linen closet for added organization, one assigned underground parking stall, and a private storage locker. This meticulously maintained building is just steps from the Birchwood Trails, local shopping, dining, and transit – all while offering a peaceful, community-focused atmosphere. You have a rare opportunity to secure a move-in-ready,

low-maintenance home in a sought-after location, so check out the photos, floor plan and 3D tour, and call today to book your private viewing.