



GRASSROOTS
REALTY GROUP

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**1089 Timberline Drive
Fort McMurray, Alberta**

MLS # A2270944



\$300,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Thickwood | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,051 sq.ft. | Age: | 1985 (41 yrs old) |
| Beds: | 6 | Baths: | 2 |
| Garage: | Driveway, Off Street, Single Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Street Lighting | | |

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|--------------------|--|
| Heating: | Forced Air, Natural Gas |
| Floors: | Vinyl Plank |
| Roof: | Metal |
| Basement: | Full |
| Exterior: | Concrete, Vinyl Siding, Wood Frame |
| Foundation: | Wood |
| Features: | No Smoking Home, Open Floorplan, Storage |

| | |
|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R1S |
| Utilities: | - |

Inclusions: coffee table, couches, dinning table and chairs, beds and all dressers, coat hanger with shoe rack, water dispenser, BBQ, shed out back

Welcome to this beautifully renovated bi-level located in one of Fort McMurray's most sought-after neighbourhoods, Thickwood. Loved for its mature trees, established community feel, and unbeatable convenience to schools, shopping, parks, and walking trails, this area offers the perfect blend of comfort and lifestyle. This 6-bedroom, 2-bath home has been upgraded from top to bottom, delivering a fresh, modern living experience with thoughtful renovations throughout. Inside, the main level welcomes you with an open-concept layout highlighted by a charming sunken living room that adds warmth and character. The kitchen is a true centerpiece—bright, functional, and designed for everyday living. With generous counter space, refreshed cabinetry, modern lighting, and appliances that are only a year old, it naturally becomes the heart of the home. You'll also find 2 bedrooms upstairs, both bright and refreshed with contemporary finishes. Downstairs, the home features a walk-out basement—a rare and valuable feature that brings in great natural light and easy access to the yard. This level includes 4 additional bedrooms, new windows, and thoughtful updates that make the space practical, comfortable, and versatile. Every detail has been considered—bedrooms, doors, lighting, concrete work, decking, and exterior improvements have all been completed to ensure a move-in-ready home with modern appeal. Outside, the features continue to impress. A durable metal roof provides peace of mind for years to come. The updated deck and fully fenced yard offer space to relax, play, and entertain. Evenings by the fire pit make the backyard perfect for year-round enjoyment. A new shed adds storage; the attached single garage includes a brand-new remote door, and there's ample parking for vehicles and

toys. From top to bottom, this home has been transformed into a warm, inviting space that's ready for its next chapter.