

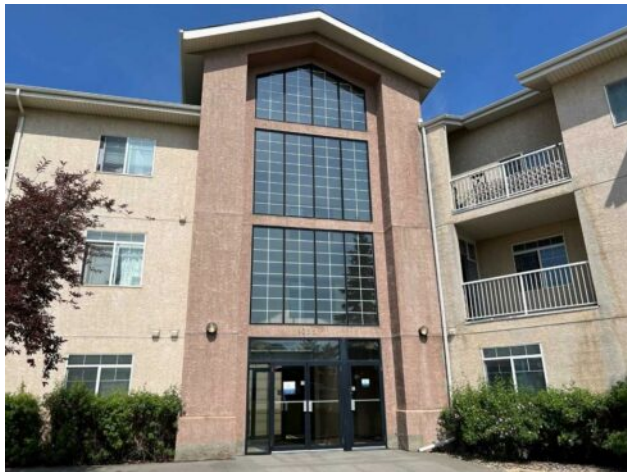


GRASSROOTS
REALTY GROUP

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**105, 1095 Timberline Drive E
Fort McMurray, Alberta**

MLS # A2272879



\$179,000

Division:	Thickwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,034 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 653
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Pinnacle Ridge, where luxury meets tranquility in the heart of Thickwood Heights and just steps from the Birchwood Trails. This stunning 2-bedroom, 2-bathroom apartment offers the perfect blend of modern elegance and comfortable living, ideal for anyone seeking a serene urban retreat. The expansive living room with gas fireplace flows into the dining area and kitchen, creating an inviting space perfect for both relaxation and entertaining. Large windows throughout the apartment allow for ample natural light, enhancing the bright and airy ambiance. Fine kitchen cabinetry, and a large island with seating make this kitchen a chef's dream. The spacious prime bedroom features a walk-in closet and an ensuite bathroom with a luxurious soaking tub. The second bedroom is perfect for guests, a home office, or a growing family, the second bedroom offers generous closet space and easy access to the second full bathroom. Nestled in a quiet neighborhood, this apartment offers a peaceful living environment while still being close to all the action. Heated underground parking complete this exceptional opportunity. Easily access public transportation, major highways, shopping centers, dining, and entertainment options within walking distance. Don't miss the opportunity to make this exceptional 2-bedroom apartment your new home.