



**893 Timberline
Fort McMurray, Alberta**

MLS # A2281888



\$379,900

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,145 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

Welcome to 893 Timberline Drive! This lovely two-story home with a heated garage is ideally situated across from a scenic greenbelt, offering picturesque views and access to beautiful walking trails. Enjoy watching the seasons change from the front-facing living room, where large windows fill the space with natural light and a cozy gas fireplace adds warmth and charm. The updated kitchen overlooks the backyard and features recessed lighting and a newer refrigerator. A private dining room with glass doors opens to a ground-level deck and backyard that is perfect for entertaining or relaxing outdoors. Upstairs, you'll find a separate laundry, three bedrooms, including a spacious primary bedroom showcasing additional greenbelt views of the tree line and valley. The heated single garage provides versatile space for parking, storage, or hobby use. The basement is tenant-occupied and includes a separate entrance, private laundry, and kitchenette. The tenant is willing to remain, offering excellent income potential. A fantastic opportunity in a sought - after location - don't miss it!