



**713 Timberline Drive
Fort McMurray, Alberta**

MLS # A2294722



\$534,900

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Attached Carport, Double Garage Detached, Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Wooded		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Slab	Utilities:	-
Features:	Bar, Breakfast Bar, High Ceilings, Kitchen Island, Separate Entrance		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, OTR Microwave, Basement Microwave, Kitchen Barstools, Murphy Bed, Attached Wall Bar Cart, Floating Shelves in Bedroom

Welcome to your next dream home, 713 Timberline Drive. Discover this beautifully maintained 2220 sq ft family home offering 4 bedrooms, 3 bathrooms while perfectly situated on a massive 9545 sq ft lot! Fronting greenspace in a quiet neighborhood that provides plenty of room for outdoor living. Step inside to find a bright and inviting layout flooded with natural sunrise light pouring through generous windows throughout the day. Main level has a cozy living area that can also be utilized as a great theatre room or secondary family room. One bedroom on this level along with a bathroom. Secondary kitchen/mudroom with a separate entrance opens up possibilities. Upstairs you find a cozy wood-burning fireplace that serves as a stunning focal point in the living area, ideal for chilly northern evenings. The kitchen features a convenient breakfast bar, perfect for quick meals or that first cup of coffee in the morning. Primary bedroom has an ensuite bathroom and your own private deck perfect for watching the sun go down. 2 more generous bedrooms on this floor. Utilized as a nurse's office and an office with a murphy bed. Outside, enjoy the expansive wrap-around deck—great for reading, summer barbecues, or simply relaxing while taking in the peaceful surroundings. A practical attached carport provides covered parking convenience, while the impressive 29x23 sq ft detached garage, wired for 240v, offers abundant space for vehicles, workshop, storage, or hobbies. In the large backyard you have a 3rd deck and more than enough space to enjoy! Privacy is a major bonus here: The size of lot, quiet neighborhood and no direct rear neighbors—just tranquility and open views. This home is in excellent condition and ready for you to move in and start making memories. You're just minutes from everyday amenities, schools, shopping, and the renowned Birchwood Trails

network—over 135 km of maintained paths perfect for biking, hiking, running, or cross-country skiing right in your backyard. Don't miss this rare combination of space, value, and location. Schedule your private viewing today—this gem won't last long!