



303, 1095 Timberline Drive  
Fort McMurray, Alberta

MLS # A2302783



**\$159,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	767 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Top-floor condo with beautiful views and a covered balcony. This bright and well-maintained 1-bedroom plus den unit at 303-1095 Timberline offers an open layout with vaulted ceilings, a gas fireplace, an eat-up breakfast bar, in-floor heating, and in-suite laundry. The primary bedroom includes a walk-in closet, and the main bathroom features a deep soaker tub. A standout feature of this home is the covered top-floor balcony, providing a private outdoor space that can be enjoyed in all weather, complete with a natural gas BBQ hookup and views of the river valley. Additional conveniences include a heated underground parking stall with wash bay access and a separate storage unit. The building is professionally managed and located close to shopping, restaurants, and essential amenities. Condo fees include heat, water, and building maintenance. A clean, quiet, and move-in-ready option for buyers seeking low-maintenance living.