



**721 Timberline Drive
Fort McMurray, Alberta**

MLS # A2141098



\$649,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,494 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Standar		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: GARAGE HEATER X2, GARAGE REMOTE AND CONTROLS X2. HOT TUB.

Welcome to 721 Timberline Drive: This home epitomizes modern charm with its warm, rustic finishes from a stunning \$200,000 renovation completed in 2015. Both the interior and exterior were transformed, and an oversized detached garage sits in the massive backyard of this expansive 10,605 sq/ft lot, offering tree line views from the front yard and a peaceful setting to come home to. The exterior finishes blend perfectly with the surroundings, featuring warm-coloured vinyl siding, stone veneer and new shingles, all replaced in 2015. The front deck is an ideal spot for morning coffee where you can take in the natural beauty that surrounds the home. The long, wide driveway offers parking and storage for five vehicles or your camper, with a wide gate at the side for backyard access. The oversized garage in the back boasts a new heater installed in 2020. Upon entering the home, you'll be captivated by its uniqueness and appeal. The entire main floor was renovated to create an open floor plan with vaulted ceilings, wood beams, a brick feature wall, and a beautiful kitchen with granite countertops and stainless steel appliances (2015). The electrical system was updated that includes new LED lights throughout, with modern pendant lights over the island and a chandelier over the dining table, enhancing the rustic aesthetic. Engineered hardwood floors run throughout the main level (2015), and the ceiling was refinished with white shiplap in every room. The main floor hosts three bedrooms, including a primary suite that was extended to provide more space (2015) featuring a luxurious five-piece ensuite bathroom, finishes matching the main living area, a walk-in closet with built-in shelves and storage, and access to the back deck hidden behind barn doors. The additional two bedrooms are generously sized, with a four-piece bathroom completing the upper level.

Downstairs, the updates continue with two additional bedrooms, a bathroom and a den, perfect for a home office. This level also provides access to the attached single-car garage, ideal for storing seasonal items and decor. The fully fenced backyard impresses with green space at the back and along the side, plus an extended deck offering multiple areas for dining and entertaining during the warmer summer months. This meticulously maintained home features new central A/C (2017) and a new hot water tank (2023). Schedule a private tour today!