

561 Timberline Drive
Fort McMurray, Alberta

MLS # A2213435



\$419,000

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,301 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Front Yard, Gazebo, Greenbelt, Landscaped, Lawn, Low Maintenance		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Ceramic Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Vinyl Windows		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R1S		
Utilities:	-		

Inclusions: N/A

This is 561 Timberline Drive! Welcome to this beautifully maintained 2-storey home that offers a perfect blend of comfort, style, and functionality. Nestled in a desirable neighborhood on Timberline Drive, this spacious residence boasts 3 bedrooms, 3 bathrooms, and a host of modern amenities designed to meet and exceed your family needs. In the backyard is an oasis of near maintenance free paradise with gazebo, artificial grass turf, and durable vinyl surfaced 2 tier patio/deck with newer (less than 1 yr old) Artic Spa hot tub!! Adding to the tranquil ambiance this all backs on to a park-like green space! Inside, the renovated kitchen features quality granite counter tops adorned with newer SS upgraded appliances. You'll love the view to the front of the property and greenbelt! Quality vinyl plank flooring throughout the open main floor enhances both comfort and ease of care. The upper floor has 3 bedrooms and smartly appointed office/study space! The Prime Bedroom overlooks the backyard to the park area. Bedroom to the front of the home features a "bird's eye" view of the greenbelt. The developed basement has a large yet cozy family room and full bathroom. This home offers central air-conditioning, newer windows, shingles, and updated furnace and hot water tank. Book your showing for this fantastic home and discover what Timberline Drive has to offer!