

**577 Timberline Drive**  
**Fort McMurray, Alberta**

**MLS # A2230706**



**\$364,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Greenbelt, Level, Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, all window coverings, A/C, garage heater, Garage door opener

**UNDER \$400,000!!! GREENBELT IN LOWER THICKWOOD!!!** Discover this charming and affordable home, perfect for those seeking value in a desirable location! This fully developed bi-level offers a fantastic opportunity with its attached heated garage and expansive lot right across from the greenbelt. Step inside and be welcomed by an abundance of natural light. The main floor features beautiful laminate flooring in the inviting living room, a full bathroom, and two cozy bedrooms with carpeting. The spacious kitchen provides direct access to a screened-in deck, ideal for relaxing or entertaining! The finished basement boasts a large family room, which could easily be converted into a fifth bedroom, along with two additional generous bedrooms, another full bathroom, and dedicated laundry and mechanical spaces. Equipped with an AC unit and two furnaces, each floor operated independently with its own thermostat. This property truly has it all and should be on your must-see list. Don't miss out on this gem in Lower Thickwood—call today to schedule your appointment!