



GRASSROOTS
REALTY GROUP

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**1041 Timberline Drive
Fort McMurray, Alberta**

MLS # A2320194



\$399,900

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,378 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer

Welcome to 1041 Timberline Drive – a beautifully renovated home in an unbeatable location! Perfect for first-time home buyers, this move-in-ready property offers stylish updates, functional living space, and a backyard setting that is hard to find. Step inside and fall in love with the stunning renovated kitchen featuring modern white cabinetry with soft-close doors and drawers, sleek quartz countertops, a timeless subway tile backsplash, and stainless steel appliances. The bright and spacious open concept dining nook and living room is perfect for relaxing or entertaining, with convenient access to the backyard through patio doors. The main level is finished with durable luxury vinyl plank flooring, creating a fresh, modern feel throughout. Upstairs, you'll find three generously sized bedrooms, a full 4-piece bathroom, and a versatile flex space at the top of the stairs—ideal for a home office, study area, reading nook, or play space. The lower level offers a bright family room with large windows that could easily serve as a fourth bedroom, along with laundry facilities and space for a future bathroom development, providing room to grow and add value. The fully fenced backyard is a true highlight, backing onto a mature green space that provides a beautiful, private backdrop of trees and greenery. Double-gate access to the green space adds extra convenience for outdoor enthusiasts and families alike. Additional updates include vinyl windows, renovated flooring, new interior doors, LVP flooring and a fully updated kitchen. The single attached garage and double driveway provide plenty of parking and storage. Located directly across from the Birchwood Trail system and within walking distance to schools, grocery stores, parks, restaurants, and other amenities, this home offers the perfect balance of nature and convenience. Whether you're looking to purchase

your first home, downsize without sacrificing comfort, or find an affordable property with major renovations already completed, 1041 Timberline Drive is an opportunity you won't want to miss!