

\$325,000 - 1069 Timberline Drive, Fort McMurray

MLS® #A2249014

\$325,000

3 Bedroom, 2.00 Bathroom, 994 sqft
Residential on 0.10 Acres

Thickwood, Fort McMurray, Alberta

Discover the perfect blend of space, comfort, and potential in this well-maintained 4-level split, ideally located in one of Thickwood's most sought-after neighborhoods. Offering 1,895 sq ft of total living space across all levels, this home features 3 bedrooms and 2 bathrooms, with the flexibility to convert the basement into a 4th bedroom.

A separate entrance to the basement opens up exciting possibilities—transform the lower levels into a private suite for guests, family, or potential income generation.

Set on a beautiful, roomy lot with mature trees, there's ample space to build a future garage, enjoy plenty of parking, private backyard awaiting your special touch for entertainment or perhaps a veggie garden.

Recent updates include:

New windows & doors

Fresh paint throughout, including kitchen cabinets

New flooring for a fresh, modern feel

Located just steps from scenic trails, excellent schools, and all amenities. This home is larger than it looks—a true must-see to appreciate the size and functionality it offers!

Built in 1984

Essential Information



MLS® #	A2249014
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	1069 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1T9

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Open Floorplan, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Treed
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco, Wood Frame

Foundation Wood

Additional Information

Date Listed August 14th, 2025
Days on Market 78
Zoning R1S

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.