

\$184,900 - 101, 1095 Timberline Drive, Fort McMurray

MLS® #A2252315

\$184,900

2 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 1095 Timberline Drive #101—a rare ground-floor offering in one of Thickwood’s most established and desirable condo communities. This 2-bedroom, 2-bathroom corner unit spans 1,009 sq ft and blends modern style with everyday comfort. Recent upgrades include updated laminate flooring (2024) and fresh paint in the principal bedroom, bathrooms, living room, and kitchen (2024).

The chef-inspired kitchen features Corian counters, abundant cabinetry, upgraded stainless steel appliances (stove 2021, dishwasher 2025), and a storage-rich island. It opens to a spacious dining area for effortless entertaining. The open-concept living and dining space is anchored by a gas fireplace and extends to a private, covered balcony surrounded by mature trees for seamless indoor-outdoor living.

The primary bedroom offers a walk-in closet and a full ensuite with custom-tiled walk-in shower and flooring. The second bedroom includes a large walk-in closet and sits beside a beautifully updated main bath. Additional features include a spacious front entry, in-suite laundry and storage room, a linen closet, one assigned underground parking stall, and a private storage locker. You’ll also appreciate the elevated Hunter Douglas window coverings, with room-darkening shades in the principal bedroom.



This meticulously maintained building with enhanced in-floor heat is steps from the Birchwood Trails, shopping, dining, and transit, while offering a peaceful, community-focused setting. A move-in-ready, low-maintenance home in a sought-after location—explore the photos, floor plan, and 3D tour, and book your private viewing today.

Built in 1999

Essential Information

MLS® #	A2252315
Price	\$184,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	101, 1095 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1Y7

Amenities

Amenities	Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stucco

Additional Information

Date Listed	August 28th, 2025
Days on Market	84
Zoning	R3

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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