

# \$190,000 - 221 Timberline Drive, Fort McMurray

MLS® #A2198698

**\$190,000**

3 Bedroom, 2.00 Bathroom, 1,163 sqft  
Residential on 0.10 Acres

Thickwood, Fort McMurray, Alberta

Welcome to this charming single-family detached home located on Timberline Drive in the heart of Thickwood. With shopping, schools, and beautiful walking trails just steps away, plus quick access downtown, this location offers both convenience and community. This bi-level home features 3 bedrooms and 2 full bathrooms, with a functional main floor layout that includes a kitchen with plenty of storage, opening into a spacious family room and dining area. Patio doors lead to a large, tree-covered backyard, perfect for relaxing or entertaining. The lower level offers tons of potential, including a second large rec room and a wet bar, making it ideal for an in-law suite or extra living space – ready for your personal touch. This isn't just a house – it's an affordable opportunity to step into homeownership. With a bit of sweat equity, you can turn this gem into your dream home. Don't miss out – let's make this one yours! ??

Built in 1982

## Essential Information

MLS® #	A2198698
Price	\$190,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,163



Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	221 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1S1

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	30
Zoning	R1S

### **Listing Details**

Listing Office

COLDWELL BANKER UNITED

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