

\$419,000 - 585 Timberline Drive, Fort McMurray

MLS® #A2206135

\$419,000

4 Bedroom, 3.00 Bathroom, 1,168 sqft
Residential on 0.10 Acres

Thickwood, Fort McMurray, Alberta

Facing Onto the Greenbelt Wth Alley Access!
This fully updated 2-storey home in Thickwood checks all the boxes—it faces the greenbelt, is steps to trails, schools, and parks, and has quick access to Hwy 63!

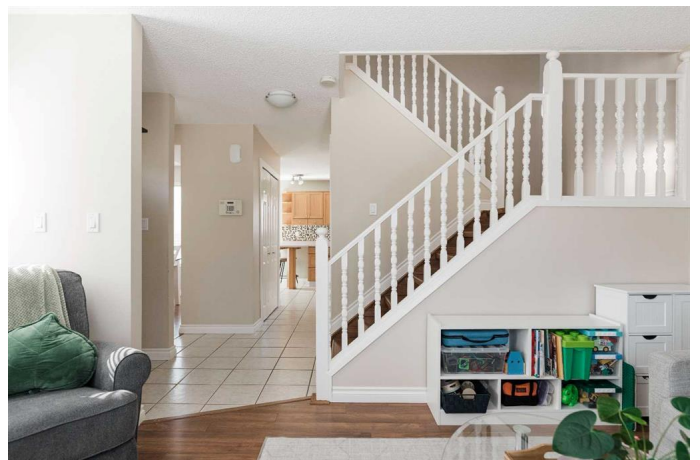
Offering over 1,300 sq ft plus a fully developed basement, this 3+1 bedroom, 2.5 bath home is move-in ready with all the big-ticket items already done: shingles & windows (2016), furnace, A/C & hot water tank (2018), basement reno with brand new full bath (2018), gas fireplace (2020), and a new water softener (2024).

The main floor features a cozy living room with views of the trails, a modern kitchen with an eat-up bar, a formal dining area, and a 2-pc powder room. Upstairs, there are three spacious bedrooms and a full bath, while the basement adds a fourth bedroom, a rec room, and a beautiful new 3-pc bathroom with a stand-up shower.

Outside? You'll find a single detached garage, double driveway, fresh paint, upgraded siding, deck, fenced yard, plus a garden box, fire pit (firewood included).

Clean, stylish, and ready to go—this is the one you've been waiting for!

Built in 1980



Essential Information

MLS® #	A2206135
Price	\$419,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,168
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	585 Timberline Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1E6

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Greenbelt, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Other
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	4
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
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