

303, 1095 Timberline Drive
Fort McMurray, Alberta

MLS # A2302783



\$159,900

Division:	Thickwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	767 sq.ft.	Age:	1999 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Top-floor living with beautiful views! This bright and inviting 1-bedroom plus den condo at 303-1095 Timberline is move-in ready and available for immediate possession. The open layout features vaulted ceilings, a gas fireplace, an eat-up breakfast bar, in-floor heating, and convenient in-suite laundry. The primary bedroom includes a walk-in closet, and the main bathroom offers a deep soaker tub for unwinding at the end of the day. Step outside to a spacious private balcony overlooking the river valley, complete with a new natural gas BBQ. You'll also appreciate the heated underground parking stall with access to a wash bay, along with a separate storage unit. Located close to shopping, restaurants, and everyday amenities, this well-managed building provides comfort, security, and low-maintenance living. Heat, water, and building upkeep are all included in the condo fees. A fantastic option for anyone seeking a clean, quiet, and convenient place to call home.