

# \$199,900 - 101, 1095 Timberline Drive, Fort McMurray

MLS® #A2224795

**\$199,900**

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 and refined offering in one of Thickwood’s most desirable and established condominium communities.

Positioned on the ground floor for ease of access and everyday convenience, this expansive 2-bedroom, 2-bathroom corner unit residence spans 1,009 sq ft and seamlessly blends modern style, comfort, and practicality. Thoughtfully upgraded in recent years, the home showcases brand-new flooring (2024) and fresh designer paint (2024), setting a contemporary yet inviting tone throughout. At the heart of the home lies the chef-inspired kitchen, featuring abundant cabinetry, upgraded stainless steel appliances (stove 2021, dishwasher 2025), and a kitchen island with eat-up bar – an ideal setting for casual meals or hosting friends. The kitchen flows effortlessly into the spacious dining area, making entertaining feel effortless. The open-concept living and dining spaces are anchored by a gas fireplace, and extend to a private, covered balcony surrounded by mature trees – the perfect setting for relaxed indoor-outdoor living. The primary suite is a private retreat, complete with a walk-in closet and a full ensuite boasting custom-tiled showers and flooring. The second bedroom offers excellent flexibility with a large walk-in closet and is positioned next to a beautifully appointed main bathroom with matching updated finishes. Additional highlights include a spacious and functional front entry, separate



in-suite laundry and storage room, linen closet for added organization, one assigned underground parking stall, and a private storage locker. This meticulously maintained building is just steps from the Birchwood Trails, local shopping, dining, and transit â€” all while offering a peaceful, community-focused atmosphere. You have a rare opportunity to secure a move-in-ready, low-maintenance home in a sought-after location, so check out the photos, floor plan and 3D tour, and call today to book your private viewing.

Built in 1999

**Essential Information**

MLS® #	A2224795
Price	\$199,900
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
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Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior Features	Balcony
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
Days on Market	28
Zoning	R3

### Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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