



573 Timberline Drive Fort McMurray Alberta

\$429,900

OPEN HOUSE SATURDAY JUNE 15TH 2-4PM. THIS IS A TREMENDOUS TIMBERLINE DRIVE HOME, FACING THE GREENBELT AND HAS SEEN MANY RENOVATIONS IN THE PAST COUPLE OF YEARS! It's rare to find a move-in ready home at this price point. Here is the long list of renovations the sellers have done so the savvy buyer can have peace of mind and not worry about breaking the pocketbook. NEW SHINGLES (2022), NEW CONCRETE DRIVEWAY (2022), NEW ATTIC INSULATION, NEW GARAGE DOOR, NEW GUTTERS AND EAVES TROUGHS, QUARTZ COUNTER TOPS (KITCHEN AND BATHS), LUXURY VINYL PLANK FLOORS, NEW FURNACE, ALL NEW LED LIGHTING, FRESH PAINT, TILE, NEW CARPET ON LOWER LEVEL EXTERIOR SIDING REPAINTED AND MORE! This 5-bedroom 2 full bath home will impress you from start to finish. To begin with you have a large private yard that is fully fenced and offers an extra-long driveway for RV PARKING, an attached heated garage, side deck/patio area and an upper deck. The inside of this home offers over 2000 sq ft of living space. You enter a foyer with a built-in closet with shelving and wainscoting. The bright main level offers a modern farmhouse design and finishings, along with a large front window in the living room that gives you greenbelt views. The living room is complete with vaulted ceilings and a built-in electric fireplace and mantle. The kitchen features bright white cabinetry, quartz countertops, white subway-tiled backsplash, and an eat-up breakfast bar. The dining room has direct access to your large rear BBQing deck and yard. This main level is complete with upper bedrooms both with the continued luxury vinyl plank flooring and a 4-pc bathroom. The fully completed lower level the sellers have converted to their bedroom area for their family, but this space can be easily converted back to your large family room with gas fireplace surrounded by brick. Then you have 2 more large bedrooms and a separate laun...

- 4pc Bathroom 8.00 Ft x 5.00 Ft
- Bedroom 11.25 Ft x 17.25 Ft
- Bedroom 11.58 Ft x 12.08 Ft
- Bedroom 15.50 Ft x 13.00 Ft

- 4pc Bathroom 8.42 Ft x 4.92 Ft
- Bedroom 12.92 Ft x 10.00 Ft
- Primary Bedroom 16.42 Ft x 10.08 Ft

Listing Presented By:



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COLDWELL BANKER UNITED

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