



# 853 Timberline Drive Fort McMurray Alberta

\$474,900

853 Timberline Drive has so much to offer - located in a quiet, family-friendly neighborhood, this modern move-in ready 2 storey home with attached double garage is situated on a 7200 sq ft lot with amazing greenbelt views out your front window! A front porch welcomes you into the home and once inside you are greeted by a large foyer/mudroom, which also connects to the garage, perfect for greeting company and keeping the family organized. The foyer leads into the bright, inviting kitchen with new vinyl tile flooring, lots of cupboard and counter space, pot lights and a large window over the sink to soak up those greenbelt views. A hallway next to the kitchen is home to a large pantry as well as the main floor bath, and the dining area connects the kitchen and living room. This living room has been designed with warmth, comfort and relaxation in mind. A white brick wood-burning fireplace with live edge wood shelf and built-in shelving on either side make for a stunning focal point and there is nothing like a crackling fire to warm your heart and your home on those long winter nights! Luxurious silk carpet leads you up the stairs, where you will find the primary suite, complete with walk-in closet and an ensuite with a stand-up shower. Two more spacious bedrooms and a 4-piece bath complete the upper level. Downstairs in the newly renovated basement, the current owners have a guest bed set up, a games/crafting area and a kids play area, but the layout allows for countless options, including rec room, home office, etc. Heading outside, you are welcomed into this backyard oasis. A large deck off the back of the home has a gazebo perfect for lounging with space for a backyard chefs dream setup! The large yard features fire pit area, mature trees, fruit bearing shrubs, garden beds, a dog run and a 12 x 16 shed for extra storage. A 20-foot gate on the back fence allows fo...

Primary Bedroom 20.67 Ft x 10.92 Ft

3pc Bathroom 6.42 Ft x 3.92 Ft

4pc Bathroom 7.58 Ft x 6.83 Ft

Bedroom 9.17 Ft x 12.58 Ft

Bedroom 11.08 Ft x 9.25 Ft

Recreational, Games room 21.00 Ft x 19.50 Ft

Furnace 16.08 Ft x 10.33 Ft

Living room 20.50 Ft x 10.50 Ft

Dining room 12.67 Ft x 6.25 Ft

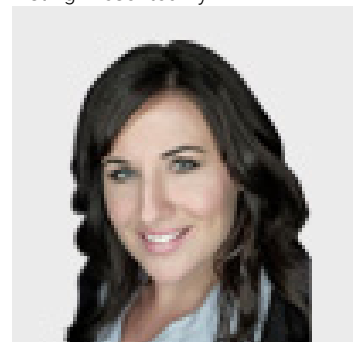
Kitchen 9.25 Ft x 13.08 Ft

Foyer 9.42 Ft x 9.25 Ft

2pc Bathroom 4.25 Ft x 6.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED



**RE/MAX Fort McMurray**

9919 Biggs Avenue, Fort McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net