



THE
A-TEAM

**RE/MAX
FIRST**

128 HONEYSUCKLE Way, Fort McMurray T9K 0M8

MLS®#: **A2106125**

Area: **Timberlea**

Listing Date: **02/12/24**

List Price: **\$480,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Lot Sz Ar:

3,251 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,639

Low Sqft:

Ttl Sqft:

1,639

DOM

97

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Front Yard,Lawn,Landscaped,Rectangular Lot
Double Garage Detached,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

6`1" x 8`11"

Foyer

Main

6`0" x 8`2"

Living Room

Main

15`0" x 25`2"

4pc Ensuite bath

Second

5`7" x 9`6"

Bedroom

Second

10`7" x 9`0"

3pc Bathroom

Basement

6`6" x 7`9"

Game Room

Basement

19`9" x 24`2"

Room

Level

Dimensions

Dining Room

Main

11`9" x 13`10"

Kitchen

Main

9`3" x 13`10"

4pc Bathroom

Second

7`0" x 8`10"

Bedroom

Second

10`0" x 13`10"

Bedroom - Primary

Second

14`11" x 15`6"

Bedroom

Basement

12`9" x 13`3"

Furnace/Utility Room

Basement

6`6" x 10`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0821414

Remarks

Pub Rmks: **This charming two-story home in the heart of Timberlea offers the perfect family-friendly lifestyle. You've got schools, walking trails, and shopping just a stone's throw away. Step up to the inviting front yard and covered veranda, where you can enjoy your morning coffee while planning your day. Step inside to discover the living room's airy layout and abundant natural light, creating an inviting space perfect for gatherings and relaxation. The spacious kitchen boasts ample storage, a handy corner pantry, and stainless steel appliances, seamlessly connecting to the dining area, ideal for hosting memorable dinner soirées. Transitioning to the outdoors, the back deck, complete with a gas line for BBQs, provides the perfect private setting for summer evenings. Main floor laundry adds practicality to daily routines, while the detached oversized radiant heated garage, accessible via a convenient alley, provides both parking and storage solutions. Upstairs, three well-appointed bedrooms await, with the primary suite offering a spacious retreat featuring ample closet space and a full 4-piece ensuite. Two additional bedrooms, a second full bathroom, and two linen closets ensure comfort and convenience for the entire family. The fully finished basement, characterized by high ceilings and abundant natural light, presents an inviting space for family activities, with a spacious rec room and an additional bedroom accompanied by a full bathroom. Impeccably maintained and move-in ready, this home offers a blank canvas for personalization, with the added benefit of a quick possession if needed, allowing you to embrace the Timberlea lifestyle before the summer months. Don't miss the chance to make this wonderful family home your own! Bonus features include central A/C, a new fridge, and a new washer/dryer.**

Inclusions: **washer, dryer, over the range microwave, fridge, stove, dishwasher, garage fridge, gas radiant heater, tire rack in garage, garage door opener with 2 remotes, central A/C**

Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









