



THE
A-TEAM

**RE/MAX
FIRST**

161 HOEHNE Street, Fort McMurray T9K 1W5

MLS®#: **A2122514**

Area: **Timberlea**

Listing Date: **04/12/24**

List Price: **\$129,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Abv Sqft:

936

Low Sqft:

Lot Sz Ar:

4,155 sqft

Ttl Sqft:

936

Lot Shape:

DOM

37

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

Mobile

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Level,Street Lighting,Private
Driveway,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Mixed,Vinyl Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Open Floorplan**

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Living Room

Level

Main

Main

Main

Dimensions

8`5" x 5`0"

9`3" x 9`5"

14`9" x 13`1"

Room

Bedroom

Kitchen

Bedroom - Primary

Level

Main

Main

Main

Dimensions

8`6" x 8`2"

14`9" x 11`1"

12`3" x 10`10"

Legal/Tax/Financial

Condo Fee:
\$175

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-1

Legal Desc: **0024894**

Remarks

Pub Rmks: **Welcome to 161 Hoehne Street located on a CORNER LOT in Timberlea near schools, parks, and walking trails. This home features 3 beds, 1 bath and an OPEN CONCEPT main living space. Additionally, this home has a private FENCED BACKYARD and a driveway with space for 3 vehicles. This home is priced low as it's a Handyman's special requiring some TLC & updates. If you're looking for a flip project that you can design to your taste, then this is the property for you. Condo fees = \$175.00 per month & include trash, water, sewer, snow removal and common area maintenance. Request a showing today!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer**
Property Listed By: **KIC Realty**

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

