



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 HOEHNE Street, Fort McMurray T9K 2K8**

MLS® #: **A2149763**

Area: **Timberlea**

Listing Date: **07/17/24**

List Price: **\$229,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2002**  
Lot Information  
Lot Sz Ar: **4,037 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,102**  
Low Sqft:  
Ttl Sqft: **1,102**

DOM

**61**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Few Trees, Rectangular Lot**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Laminate, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **Ceiling Fan(s), Laminate Counters, Soaking Tub, Storage, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	5`1" x 9`3"	Bedroom - Primary	Main	12`0" x 14`9"
Laundry	Main	8`0" x 9`10"	Kitchen	Main	11`10" x 14`8"
Living Room	Main	14`7" x 14`8"	Bedroom	Main	8`3" x 11`3"
Bedroom	Main	8`3" x 14`9"	4pc Bathroom	Main	5`0" x 8`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$175

Fee Simple

RMH-1

Fee Freq:

Monthly

Legal Desc: 0024894

Remarks

Pub Rmks: **Welcome to 125 Hoehne Street Nestled in a friendly and desirable neighbourhood, this charming home boasts a well-maintained exterior that complements its inviting interior. The generously sized yard offers plenty of space for outdoor activities and relaxation, further enhanced by the privacy of a new fence. The large deck is perfect for hosting gatherings or simply enjoying the fresh air. Additionally, a shed provides extra storage for gardening tools or seasonal items. This home features three bedrooms and two full bathrooms, providing ample space for family and guests. Inside, you'll be greeted by luxury vinyl plank flooring that flows seamlessly throughout the open-concept living space, designed for both comfort and style. The kitchen stands out with sleek stainless steel appliances, a practical kitchen island for additional workspace and storage, and durable laminate countertops. Adjacent to the kitchen is a spacious laundry room with plenty of storage, featuring a recently updated washer and dryer from 2023. Moving into the master suite, you'll find a spacious walk-in closet and a luxurious four-piece bathroom with a soaker tub, perfect for unwinding after a long day. This home also features a New Hot Water Tank (2023) and a solid foundation built on steel piles, ensuring durability. Don't miss the opportunity to make this beautiful house your home.**

Inclusions: **Refrigerator, dishwasher, OTR microwave, washer/dryer, window coverings, stove, shed**  
Property Listed By: **The Agency North Central Alberta**

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





















