



THE
A-TEAM

**RE/MAX
FIRST**

109 HUCKLEBERRY Street, Fort McMurray T9K 0N8

MLS® #: **A2164138**

Area: **Timberlea**

Listing Date: **09/09/24**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **3,203 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,510**
Low Sqft:
Ttl Sqft: **1,510**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking
Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Lane,Landscaped**
Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **None**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 9`0"
Kitchen	Main	8`0" x 13`10"
4pc Bathroom	Second	6`1" x 8`10"
Bedroom	Second	9`7" x 9`1"
Bedroom - Primary	Second	14`0" x 15`6"
Bedroom	Basement	8`3" x 10`9"
Game Room	Basement	12`9" x 17`3"

Room	Level	Dimensions
Dining Room	Main	11`0" x 11`5"
Living Room	Main	14`0" x 17`11"
4pc Ensuite bath	Second	6`1" x 9`5"
Bedroom	Second	9`0" x 13`10"
4pc Bathroom	Basement	5`6" x 7`8"
Kitchen	Basement	6`9" x 10`3"
Furnace/Utility Room	Basement	5`7" x 4`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0822802

Remarks

Pub Rmks: **Great Value! Welcome to 109 Huckleberry Street. This 1510 sq ft, two storey features 4 bedrooms, 3 & 1/2 Bathrooms and is located in the quiet and established neighbourhood of Timberlea. The entryway has ceramic tile floors and convenient access to a large closet. The main level boasts a bright, welcoming, OPEN concept living space that features 2 piece bathroom, hardwood floors, main floor laundry, a cozy living room with large windows! The bright and open kitchen is complete with hardwood floors., laminate countertops and dark maple cabinet with ceramic tile backsplash. Rest well in a spacious primary bedroom has a large 4 piece ensuite bath with a stand up shower, and jetted tub. There is separate entry access that leads down to the fully developed & functional legal suite that has been finished laminate floors, 1 bedroom, 4 piece bathroom and rec/games space. Other upgrades include A/C and nice back deck for those summertime BBQ. Call now to schedule your personal viewing!**

Inclusions:
Property Listed By: **As is where is at the time of possession
ROYAL LEPAGE BENCHMARK**

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











