



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 HOEHNE Street, Fort McMurray T9K2K8**

MLS® #: **A2171042**

Area: **Timberlea**

Listing Date: **10/11/24**

List Price: **\$255,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2002**

Finished Floor Area  
Abv Sqft: **1,216**  
Low Sqft:  
Ttl Sqft: **1,216**

DOM

**40**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Lot Information

Lot Sz Ar: **4,112 sqft**  
Lot Shape:

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**  
Park Feat: **Asphalt,Parking Pad**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **See Remarks**  
Int Feat: **Jetted Tub,Laminate Counters,Open Floorplan,Pantry,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 16`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`0" x 13`4"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 15`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$175**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-1**

Legal Desc: **0024894**

Remarks

Pub Rmks: **109 Hoehne Street - This beautiful Home is turn key; with tons of renovations inside and out; new 2024 shingles, new belly bag/ insulation under belly 2024. Your home is Located in a quiet area on a nice size lot. Inside you will find an open concept floor plan with vinyl plank flooring. The large living room offers lots of natural lighting and vaulted ceilings with a corner gas fireplace and built in cabinetry for ample storage. The massive kitchen features laminate countertops with beautiful white cabinets and pantry area. it is open to your large dinette area; great for entertaining. Your home has 2 large bedrooms in the front of the home; one of which has a walk in closet. The two spare rooms share the 4 piece bathroom. The back of your home features the massive master bedroom with a large walk in closet and full 4 piece ensuite with jetted tub. The laundry room also features storage space and direct access to your fenced yard and shed area. Don' wait call today for your private viewing**

Inclusions: **Fridge, stove, dishwasher, window, coverings, shed, washer, dryer**  
Property Listed By: **COLDWELL BANKER UNITED**

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







