



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 HUCKLEBERRY Street, Fort McMurray t9k0p2**

MLS®#: **A2204381**

Area: **Timberlea**

Listing Date: **03/20/25**

List Price: **\$430,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$19k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2009**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,237 sqft**

Lot Shape:

Abv Sqft:

**1,323**

Low Sqft:

Ttl Sqft:

**1,323**

DOM

**72**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Level**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Oven,Refrigerator,Washer/Dryer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`9"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>13`3" x 15`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`7" x 10`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 8`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`3" x 17`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`7" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 13`3"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 7`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 8`3"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`9" x 6`9"</b>
<b>Laundry</b>	<b>Basement</b>	<b>6`8" x 14`10"</b>
<b>Storage</b>	<b>Basement</b>	<b>6`2" x 7`9"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**0822802**

Remarks

Pub Rmks: **This charming and well-kept 2-storey home offers plenty of space inside, making it a fantastic choice for first-time buyers! With 4 bedrooms, 3.5 bathrooms, and a fully developed basement, there's room for everyone. The spacious kitchen is perfect for cooking and entertaining, while the mix of ceramic tile, hardwood, and plush carpet adds warmth and style throughout. Step outside to enjoy the great-sized yard—ideal for kids and pets. The rear deck is perfect for summer BBQs, and the heated double detached garage provides plenty of space for vehicles and storage. Located in a family-friendly neighborhood close to schools and transit, this home is move-in ready! Bonus features: Heated Double Garage & Central A/C.—book your showing today!**

Inclusions: **FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW BLINDS, GARAGE DOOR OPENER W/REMOTE, heater in garage**

Property Listed By: **RE/MAX Connect**

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













