



THE
A-TEAM

**RE/MAX
FIRST**

124 HUCKLEBERRY Street, Fort McMurray T9K 0T2

MLS®#: **A2216928**

Area: **Timberlea**

Listing Date: **05/02/25**

List Price: **\$370,000**

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

Finished Floor Area

Lot Sz Ar:

3,237 sqft

Lot Shape:

Abv Sqft:

1,650

Low Sqft:

Ttl Sqft:

1,650

DOM

69

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Off Street

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Kitchen Island,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: Fee Simple	Zoning: R1S
Legal Desc: 0822802	

Remarks

Pub Rmks: **Welcome to 124 Huckleberry Street! This single-family home near schools, parks, and walking trails features 4 bedrooms and 2.5 bathrooms. This home is priced**

low as it's a HANDYMAN SPECIAL requiring some updates. As you step on the front veranda and into the home, you will find a bright and large living room with hardwood floor. At the back of the home is the dining room and kitchen featuring a pantry, an island and a door to access the back deck. Also on the main floor is a 2-piece bathroom with laundry. On the second floor is the primary bedroom with 4-piece ensuite, 2 good size bedrooms and a 4-piece bathroom. In the basement, you will find a large bedroom and a huge unfinished space to make your own. The backyard has a deck and a large 17'x15' shed for extra storage space. If you're looking for a flip project that you can design to your taste, then this is the property for you. Book your appointment today!

Inclusions:

Property Listed By:

As is where is

KIC Realty

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