



THE
A-TEAM

**RE/MAX
FIRST**

109 HOEHNE Street, Fort McMurray T9K2K8

MLS® #: **A2217208**

Area: **Timberlea**

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

List Price: **\$255,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2002

Lot Information

Lot Sz Ar:

4,112 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,216

Low Sqft:

Ttl Sqft:

1,216

DOM

29

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped,Rectangular Lot

Drive Through,Driveway,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

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$175

Title:

Fee Simple

Fee Freq:

Zoning:

RMH-1

Legal Desc:	0024894	Monthly	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 cabnetry 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







