



THE
A-TEAM

**RE/MAX
FIRST**

116 HONEYSUCKLE Way, Fort McMurray T9K 0M7

MLS®#: **A2225300**

Area: **Timberlea**

Listing Date: **05/28/25**

List Price: **\$475,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2009

Lot Information

Lot Sz Ar:

3,251 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,352

Low Sqft:

Ttl Sqft:

1,352

DOM

3

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Landscaped,Low Maintenance Landscape,Rectangular Lot,See Remarks
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Dog Run,Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Slate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Kitchen Island,Pantry,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room

2pc Bathroom

Kitchen

4pc Bathroom

Bedroom

Bedroom - Primary

Bedroom

Game Room

Level

Main

Main

Second

Second

Second

Basement

Basement

Dimensions

5`3" x 5`0"

7`5" x 15`7"

5`0" x 7`8"

12`2" x 8`5"

15`9" x 11`1"

11`2" x 10`0"

16`6" x 16`5"

Room

Dining Room

Living Room

4pc Ensuite bath

Bedroom

4pc Bathroom

Laundry

Level

Main

Main

Second

Second

Basement

Basement

Dimensions

13`8" x 13`3"

13`3" x 13`5"

5`1" x 7`9"

12`2" x 8`8"

8`3" x 5`0"

5`11" x 6`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0821414

Remarks

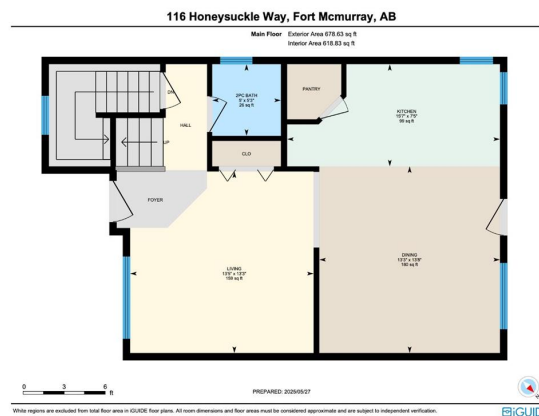
Pub Rmks: **Welcome to 116 Honeysuckle Way in Timberlea! If you have been seeking a dream garage and perfect family home, this is the property for you! One of the show-stopper features of this property is an oversized double detached garage that's truly a dream space. Measuring 24' x 26', it offers radiant heating, 220 wiring, an industrial fan ventilation system, hot and cold taps, soaring ceilings, and a massive 20-foot door with a commercial-grade opener. Whether you're a hobbyist, contractor, or weekend warrior, you'll appreciate the option to include the air compressor and crane system that provides easy access to the lofted storage area. It's a true workspace that has been meticulously set up for both function and ease. Step out into the backyard and discover a low-maintenance oasis designed for year-round enjoyment. The yard is fully fenced with crushed rock landscaping, and the multi-tiered deck offers plenty of space for entertaining, lounging, or enjoying quiet evenings under the stars. Tucked beneath a pergola, the built-in hot tub is ready to be your new favorite retreat. Equally impressive, inside, the home greets you with rich slate flooring that mimics the look of warm wood plank—carrying throughout much of the home—and fresh paint throughout (completed in 2025), creating a crisp and cohesive feel. The kitchen is both elegant and inviting, recently updated with professionally painted white cabinetry, refinished resin epoxy countertops, a classic white subway tile backsplash, and fresh gold hardware that adds a pop of character. The sleek black stainless steel appliances were all replaced in 2025, and there's even a corner pantry for added convenience. Just adjacent to the kitchen, the dining space offers easy access to the back deck, making it a perfect setting for family meals or summer BBQs. The main living room is spacious and full of natural light, offering a cozy yet functional layout that suits any lifestyle. A beautifully updated two-piece powder room completes the main floor. Upstairs, you'll find three well-sized bedrooms and two full bathrooms. The primary bedroom features a walk-in closet and a four-piece ensuite, while one of the secondary bedrooms cleverly incorporates a built-in pull-down bed, ideal for guests or as a flexible office/play space. Downstairs, the fully developed basement adds even more value with a large family room, a fourth bedroom, another four-piece bathroom, and a well-appointed laundry area—giving everyone in the home space to spread out and relax. To top it all off, central air conditioning was installed in 2014, adding year-round comfort. 116 Honeysuckle Way is more than just a house—it's a home built for comfort, creativity, and connection. Whether you're working on a project in the garage, soaking in the hot tub, or entertaining family and friends, every corner of this home is designed to make life a little more enjoyable.**

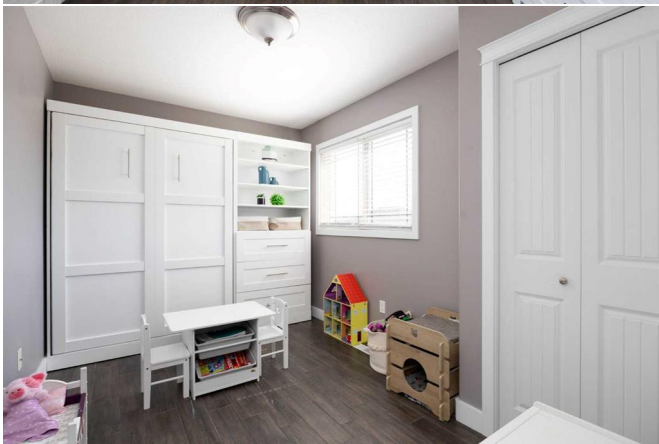
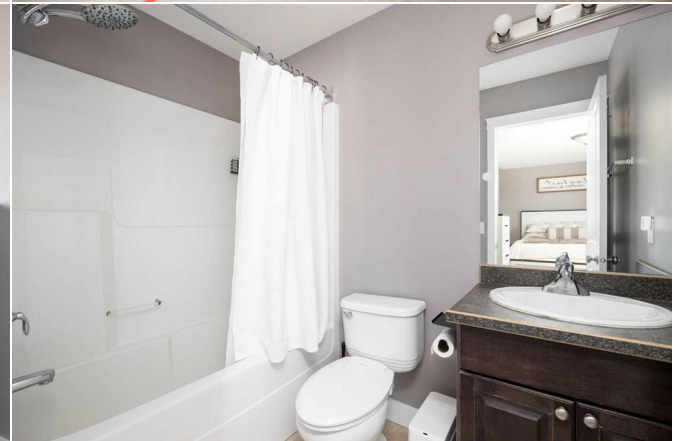
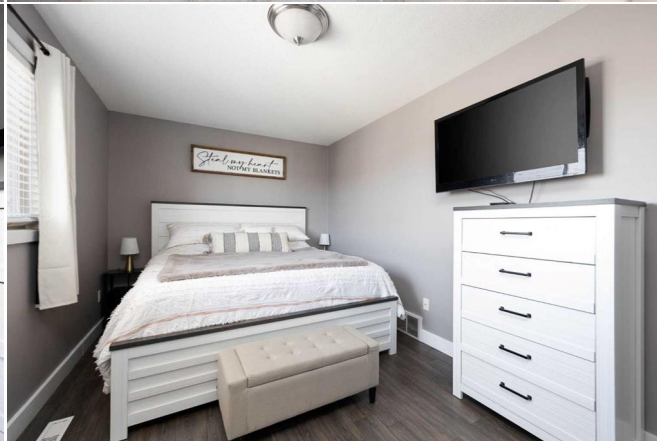
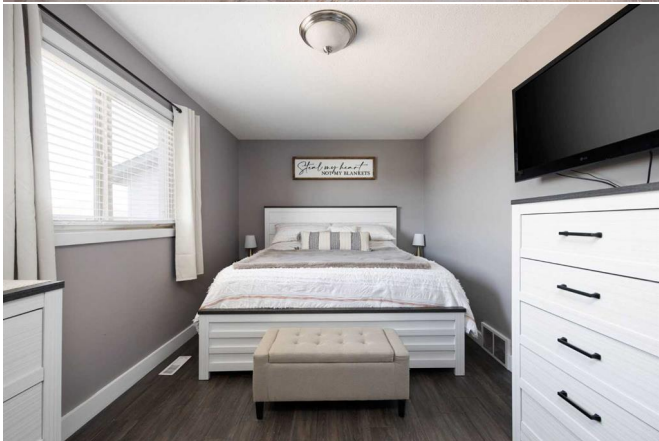
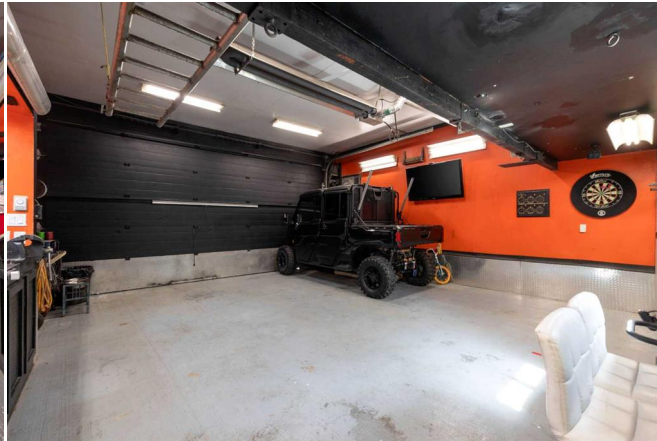
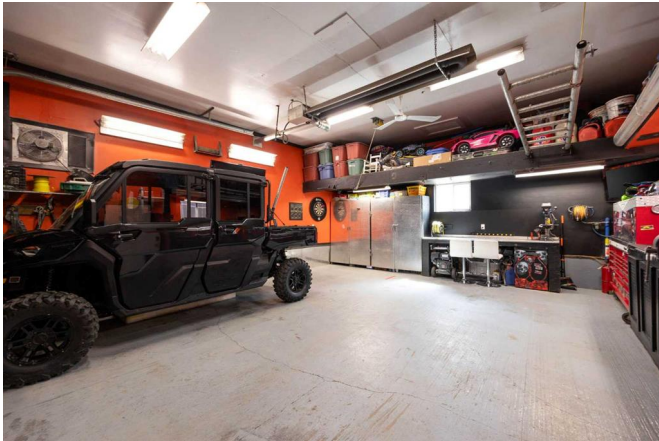
Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds, Central AC, Garage Heater, Garage Door Opener, Hot Tub (as-is, where-is); Crane for loft storage & Air Compressor is Negotiable.**

Property Listed By: **EXP REALTY**

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



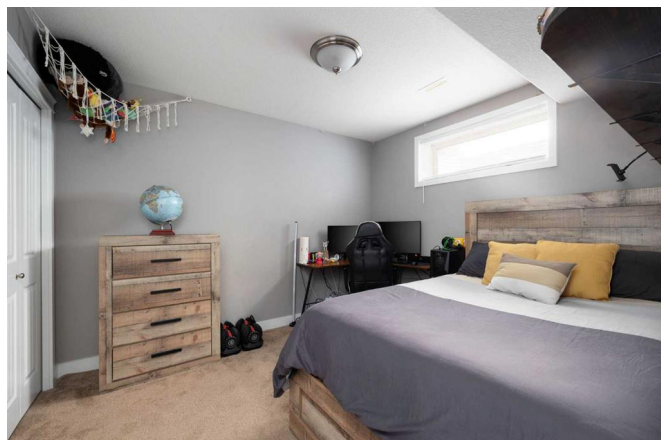
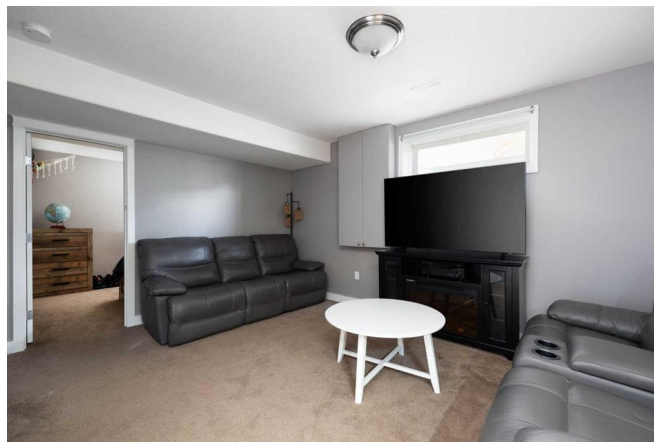




2nd Floor	Exterior Area 673.87 sq ft Interior Area 614.28 sq ft Excluded Area 2.56 sq ft
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While regions are excluded from total floor area in IGURD floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification



Basement (Below Grade) Exterior Area 608.46 sq ft



White regions are excluded from total floor area in GLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

