

# \$255,000 - 109 Hoehne Street, Fort McMurray

MLS® #A2217208

## \$255,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.09 Acres

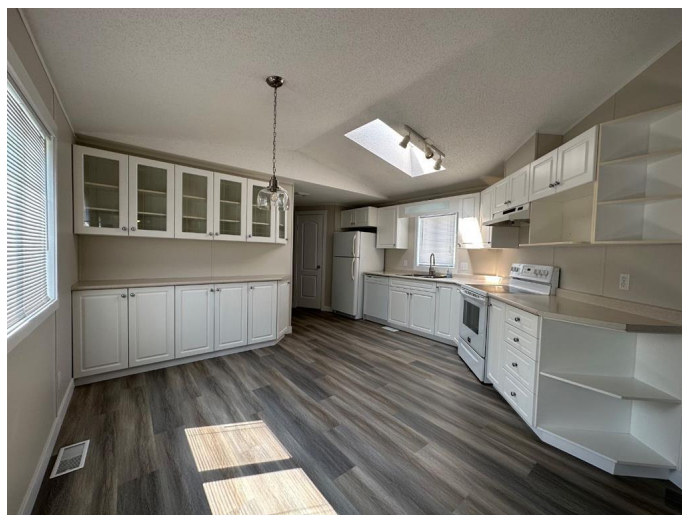
Timberlea, Fort McMurray, Alberta

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

Built in 2002

## Essential Information

MLS® #	A2217208
Price	\$255,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,216
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	109 Hoehne Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2K8

### Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Drive Through, Driveway, Parking Pad

### Interior

Interior Features	Jetted Tub, Laminate Counters, Open Floorplan, Pantry, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

### Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	107
Zoning	RMH-1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.