

# \$459,900 - 100 Honeysuckle Way, Fort McMurray

---

MLS® #A2241118

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

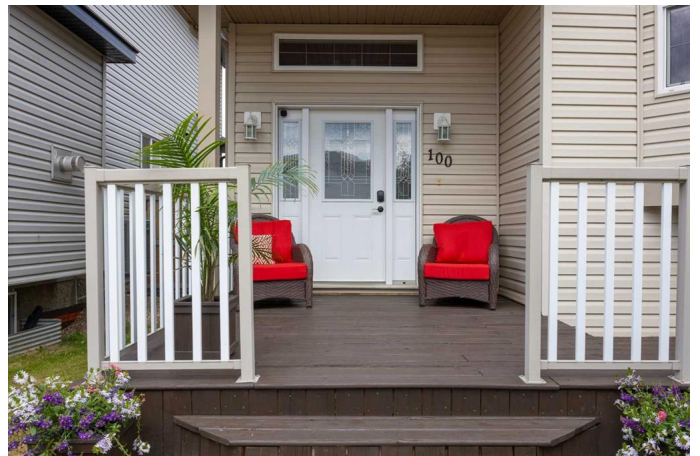
Welcome to 100 Honeysuckle Way. This spacious and versatile Bi-Level Home is situated on a Corner Lot in a desirable, family friendly neighbourhood close to parks, schools and shopping centres. The main floor offers custom cabinetry throughout adding a touch of elegance and thoughtful design to the kitchen. The open concept layout on the main floor provides a bright and welcoming feel, ideal for entertaining or family life. The large master bedroom offers a full ensuite and sizeable walk in closet. The basement is fully developed with big above ground windows allowing tons of natural light. You will also find another two bedrooms, a full bath, a second fully equipped kitchen and laundry room with access from inside the home or from separate entrance. Perfect for guests, extended family or rental income. Another stand out feature is the massive parking area offering plenty of space for multiple vehicles, RV parking or even a future garage. Whether you're a homeowner looking for flexibility or an investor seeking value, this property offers a rare combination of space, style and income potential in a prime location.

Built in 2009

## Essential Information

MLS® #                   A2241118

Price                     \$459,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,230       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 100 Honeysuckle Way |
| Subdivision | Timberlea           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9K 0M7             |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Separate Entrance, Walk-In Closet(s), Laminate Counters            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Baseboard                                              |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full, Exterior Entry, Suite                              |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Lot Description   | Corner Lot, Back Lane, Dog Run Fenced In |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding                             |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 68              |
| Zoning         | R1S             |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.