

# \$240,000 - 101 Hoehne Street, Fort McMurray

MLS® #A2242587

**\$240,000**

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

NEW, NEW AND MORE NEW ON THIS HOME WITH ALL THE HIGH TICKET ITEMS REPLACED SHINGLES, FURNACE, HOT WATER TANK, CENTRAL A/C, DECK AND FENCE! This gorgeous home, situated on a large corner lot with RV Parking has seen numerous renovations. Let's begin with the exterior: new shingles, new deck, and new fence. The yard is also fully fenced all the way around the property, providing a large yard, a spacious shed/man cave, and an additional garden shed. The front also features an extra wide driveway for lots of parking. Inside this extremely well-maintained home, you have all new doors, new trim, new flooring, both bathrooms have new vanities, and more. The layout offers an open-concept living area with large living room, a spacious refurbished kitchen with lots of cabinets and countertop space, and backsplash. The Master bedroom is a great size and features a full 4pc ensuite with a soaker tub. The other 2 bedrooms offer updated flooring. In addition to all these wonderful upgrades, you have new Central a/c(2020) and new furnace(2021), a Hot water tank (2023), and all updated light fixtures. This home is a pleasure to view and is move-in ready, and sellers are offering a credit to have flooring replaced in the primary bedroom. The location is excellent as you are within walking distance to Syncrude's athletics park that includes a water spray park and more. Call today for your personal tour.



Built in 2001

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2242587                |
| Price          | \$240,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,140                   |
| Acres          | 0.09                    |
| Year Built     | 2001                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 101 Hoehne Street |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 2K8           |

## Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Playground                                                                        |
| Utilities      | Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected |
| Parking Spaces | 4                                                                                 |
| Parking        | Driveway, RV Access/Parking                                                       |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Chandelier        |
| Appliances        | Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                          |
| Cooling           | Central Air                                                         |
| Has Basement      | Yes                                                                 |
| Basement          | None, Crawl Space                                                   |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Yard, Corner Lot, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding                                    |
| Foundation        | See Remarks                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 90              |
| Zoning         | RMH-1           |

### **Listing Details**

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

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