

# \$430,000 - 108 Huckleberry Street, Fort McMurray

MLS® #A2204381

**\$430,000**

4 Bedroom, 4.00 Bathroom, 1,323 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

This charming and well-kept 2-storey home offers plenty of space inside, making it a fantastic choice for first-time buyers! With 4 bedrooms, 3.5 bathrooms, and a fully developed basement, there's room for everyone. The spacious kitchen is perfect for cooking and entertaining, while the mix of ceramic tile, hardwood, and plush carpet adds warmth and style throughout.

Step outside to enjoy the great-sized yard—ideal for kids and pets.

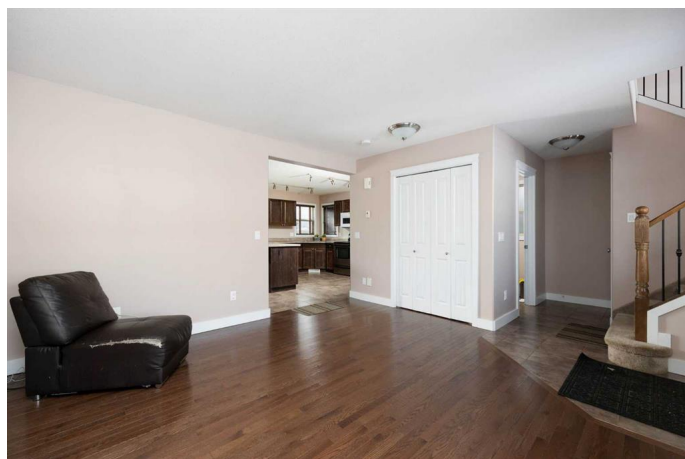
The rear deck is perfect for summer BBQs, and the heated double detached garage provides plenty of space for vehicles and storage. Located in a family-friendly neighborhood close to schools and transit, this home is move-in ready!

Bonus features: Heated Double Garage & Central A/C. —book your showing today!

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2204381  |
| Price          | \$430,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,323     |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 2009        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 108 Huckleberry Street |
| Subdivision | Timberlea              |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | t9k0p2                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Level         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 56               |
| Zoning         | R1S              |

**Listing Details**

Listing Office                RE/MAX Connect

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