

101 Hoehne Street  
Fort McMurray, Alberta

MLS # A2242587



## \$240,000

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                       |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                  |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide                         |               |                   |
| <b>Size:</b>     | 1,140 sq.ft.                                    | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, RV Access/Parking                     |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Private, Rectangular Lot |               |                   |

|                    |                                                              |                   |                                                     |
|--------------------|--------------------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                                   | <b>Water:</b>     | Public                                              |
| <b>Floors:</b>     | Carpet, Laminate                                             | <b>Sewer:</b>     | Public Sewer                                        |
| <b>Roof:</b>       | Asphalt Shingle                                              | <b>Condo Fee:</b> | \$ 175                                              |
| <b>Basement:</b>   | Crawl Space, None                                            | <b>LLD:</b>       | -                                                   |
| <b>Exterior:</b>   | Vinyl Siding                                                 | <b>Zoning:</b>    | RMH-1                                               |
| <b>Foundation:</b> | See Remarks                                                  | <b>Utilities:</b> | Cable Connected, Electricity Connected, Natural Gas |
| <b>Features:</b>   | Chandelier, No Smoking Home, Soaking Tub, Vaulted Ceiling(s) |                   |                                                     |

**Inclusions:** fridge, stove dishwasher, washer, dryer, microwave, central a/c, shed and children's play set

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.