



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

109 Hoehne Street  
Fort McMurray, Alberta

MLS # A2217208



**\$255,000**

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Drive Through, Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Fridge, stove, dishwasher, window, coverings, shed, washer, dryer

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 cabnetry 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