



GRASSROOTS
REALTY GROUP

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101 Hoehne Street
Fort McMurray, Alberta

MLS # A2242587



\$240,000

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

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	See Remarks	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	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.