



GRASSROOTS
REALTY GROUP

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124 Huckleberry Street
Fort McMurray, Alberta

MLS # A2252631



\$319,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,640 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Gravel Driveway, None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry		

Inclusions: n/a

Welcome to 124 Huckleberry Street in Timberlea, a family-friendly neighbourhood where this two-storey home is ready for its next chapter. With four bedrooms and two and a half bathrooms, this property offers plenty of room for growing families or anyone who appreciates having space to spread out. It is a fixer-upper, but the kind with solid bones and a layout designed for real life, giving you the chance to make it exactly what you want. On the main floor you are welcomed by a covered front porch that opens into a bright foyer. From there, the layout flows into a generous living room perfect for movie nights, gatherings, or even just curling up with a good book. The kitchen and dining area are connected and offer room for everyday meals and special occasions, while main floor laundry and a half bath add extra convenience. Upstairs you will find three bedrooms, including a large primary suite that easily fits a king bed and still leaves space for a reading chair or small office corner. The ensuite bathroom is a full four-piece, and there is another four-piece bath down the hall for the rest of the household. The additional bedrooms are well sized for kids, guests, or a home office. NO more fights about bathrooms! The basement includes a fourth bedroom unfinished space that gives you endless options (another rec room and bathroom?). Whether you imagine a home gym, rec room, or storage for everything that doesn't fit upstairs, you will have the room to make it happen. The backyard has alley access, a shed, and a deck that is ready for summer barbecues. Add an open floor plan made for entertaining, and a location in one of Timberlea's most welcoming neighbourhoods, and you have a property with both charm and potential. Be sure to check out the 360 tour and detailed floor plans in the photos so you can see every sink, shower and counter in

the home. Are you ready to say yes to this address? Offers will be reviewed September 22nd.