



GRASSROOTS
REALTY GROUP

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129 Honeysuckle Way
Fort McMurray, Alberta

MLS # A2274729



\$475,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,444 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Sump Pump(s), Vinyl Windows, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: FRIDGE, GAS STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, CENTRAL AIR CONDITIONER, 2 TV MOUNTS, EXISTING BLINDS & WINDOW COVERINGS, BASEMENT WASHER/DRYER, GARAGE HEATER, GARAGE DOOR OPENER & 2 REMOTES

PUBLIC OPEN HOUSE: SUNDAY DEC 14TH 12:00-2:00PM | Step into this beautifully maintained 5-bedroom, 4-bathroom home that effortlessly blends style, functionality, and comfort. The main level welcomes you with bright, airy spaces featuring real hardwood and tile floors, a generous living room, and a dining area drenched in natural light—perfect for family meals or showcasing your favorite plants. The kitchen is has a functional layout, complete with a gas stove, newer dishwasher and range microwave (2023) large corner pantry, and kitchen sink with a view of the backyard and rear deck. Laundry is conveniently located in the main level powder room (new dryer last year, washer replaced 2017), plus there's a 2nd washer dryer in the basement! Upstairs, three roomy bedrooms provide plenty of space, including a king-sized Primary with an ensuite bathroom. The fully finished basement adds two more bedrooms (one currently used as an office), a second living area with a wet bar—ideal for entertaining, teens, or in-laws. Thoughtful touches like wall-mounted heaters in every basement room keep the home cozy in winter, while central air ensures cool comfort during summer months. Outdoor living is a breeze with a rear deck (with gas line for BBQ) for relaxing evenings and a covered front porch that adds charm and curb appeal. Car enthusiasts and hobbyists will love the 23 x 25 DOUBLE HEATED, DRIVE-THROUGH GARAGE, with high ceilings, and a quiet side-mounted opener, and a rear garage door—perfect for parking, projects, or storage in the backyard when you need. Located in a sought-after neighborhood near trails, playgrounds, schools, and all amenities, this home truly has it all—space, style, and convenience for everyone in the family, at an affordable price! Other Improvements: A/C Replaced approx

2016, Hot water tank approx 2021,