



**108 huckleberry Street  
Fort McMurray, Alberta**

**MLS # A2275722**

**\$409,900**



<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	r1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		
<b>Inclusions:</b>	none		

Charming & Affordable – 108 Huckleberry Street, Welcome to this well-appointed 1,365 sq ft two-storey home in the quiet, established community of Timberlea. With 4 bedrooms and 3.5 bathrooms, this property offers great value and space for the whole family. The main floor features a bright open-concept layout with hardwood floors, large windows, and a convenient 2-piece bath. The kitchen is finished with ceramic tile, dark maple cabinetry, and ample counter space—perfect for everyday living and entertaining. Upstairs, the primary suite includes a walk-in closet and a 4-piece ensuite with a soaker tub and shower. The fully developed basement has rec room, 4th bedroom, and 3 piece bathroom. Additional highlights include central A/C, rear lane access, and a double detached garage! Located near parks, trails, schools, and shopping; this is a home you don't want to miss! Call today to book your private tour!