



**GRASSROOTS**  
REALTY GROUP

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108 huckleberry Street  
Fort McMurray, Alberta

MLS # A2275722



**\$409,900**

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	r1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

Charming & Affordable &ndash; 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&mdash;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&mdash;this is a home you don&rsquo;t want to miss! Call today to book your private tour!