GRASSROOTS REALTY GROUP

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# 100 Honeysuckle Way
# Fort McMurray, Alberta

## MLS # A2288101

## $440,000

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|---|---|---|---|
| **Division:** | Timberlea | | |
| **Type:** | Residential/House | | |
| **Style:** | Bi-Level | | |
| **Size:** | 1,315 sq.ft. | **Age:** | 2009 (17 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 |
| **Garage:** | Alley Access, Parking Pad, RV Access/Parking | | |
| **Lot Size:** | 0.10 Acre | | |
| **Lot Feat:** | Back Yard, Corner Lot, Front Yard | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Hardwood, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Vinyl Siding | **Zoning:** | R1S |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Built-in Features, Laminate Counters, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) | | |

**Inclusions:** shed, Basement- fridge, stove, microwave, dishwasher and washer + dryer.

Welcome to 100 Honeysuckle Way, a Qualico built 4 bedroom, 3 bathroom bi level situated on a corner lot with excellent curb appeal and pride of ownership throughout. Meticulously maintained and offered for sale by the owners of the past 13 years, this home features a front deck and rear lane access, offering flexibility and strong potential for homeowners or investors alike. With a separate entry basement, ample rear parking, and a location that is as convenient as it is practical, this property is well suited for professionals and families. The main level features hardwood flooring in the front living room and was freshly painted in 2023, giving the space a bright and refreshed feel. The kitchen offers tile flooring, wood cabinetry, plenty of counter and cupboard space, and fresh paint completed in 2025. Laundry is conveniently located on the main floor. This level includes two bedrooms and two bathrooms. The primary bedroom features a walk in closet with built ins and a four piece ensuite. The second bedroom is finished with carpet for a cozy feel and is located next to an additional four piece bathroom. The basement features a separate rear entry and includes a large illegal suite. The lower level offers a full kitchen, spacious living area, large bedroom with two closets, full bathroom, and 9 foot ceilings with large windows that provide excellent natural light. All furnishings in the basement are negotiable, making this a turnkey, ready to use space. The exterior offers rear alley access with parking for four vehicles on the gravel pad, RV parking capability, and a fully fenced side yard. A garden shed is also included. 100 Honeysuckle Way presents an opportunity for multi generational living or added flexibility in a well established neighbourhood. Schedule your private showing today to explore the possibilities.

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