



**113 Huckleberry Street
Fort McMurray, Alberta**

MLS # A2290736



\$339,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,449 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: As is where is

Welcome to 113 Huckleberry Street in Timberlea! This well laid out 2 storey home offers 1,449 sq ft of living space, featuring 3 bedrooms and 2.5 bathrooms in a family friendly neighbourhood close to schools, bus stops and shopping. The main floor has an open concept design with large windows in the front for ample amount of natural light, Plus the convenience of a separate laundry room on the main floor with a 2 piece ensuite. Upstairs you will find three generously sized bedrooms, including a spacious primary complete with a walk-in closet and a 4-piece ensuite. The lower level offers excellent additional space with a large rec room, oversized playroom (potential for a fourth bedroom), Utility room, and ample amounts of storage. A separate entrance to the basement adds flexibility for future possibilities. Enjoy a fully fenced yard with rear alleyway access and the potential to build your dream garage (Subject to municipal approval) Schedule your private showing today to explore the possibilities of living in this well establishment neighbourhood.