$240,000 - 101 Hoehne Street, Fort McMurray

MLS® #A2242587

$240,000

3 Bedroom, 2.00 Bathroom, 1,140 sqft
Residential on 0.09 Acres

Timberlea, Fort McMurray, Alberta

NEW, NEW AND MORE NEW ON THIS HOME WITH ALL THE HIGH TICKET ITEMS REPLACED SHINGLES, FURNACE, HOT WATER TANK, CENTRAL A/C, DECK AND FENCE! This gorgeous home, situated on a large corner lot with RV Parking has seen numerous renovations. Let's begin with the exterior: new shingles, new deck, and new fence. The yard is also fully fenced all the way around the property, providing a large yard, a spacious shed/man cave, and an additional garden shed. The front also features an extra wide driveway for lots of parking. Inside this extremely well-maintained home, you have all new doors, new trim, new flooring, both bathrooms have new vanities, and more. The layout offers an open-concept living area with large living room, a spacious refurbished kitchen with lots of cabinets and countertop space, and backsplash. The Master bedroom is a great size and features a full 4pc ensuite with a soaker tub. The other 2 bedrooms offer updated flooring. In addition to all these wonderful upgrades, you have new Central a/c(2020) and new furnace(2021), a Hot water tank (2023), and all updated light fixtures. This home is a pleasure to view and is move-in ready, and sellers are offering a credit to have flooring replaced in the primary bedroom. The location is excellent as you are within walking distance to Syncrude's athletics park that includes a water spray park and more. Call today for your personal tour.

Built in 2001

Essential Information

MLS® #	A2242587
Price	$240,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	101 Hoehne Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2K8

Amenities

Amenities	Playground
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection
Parking Spaces	4
Parking	Driveway, RV Access/Parking

Interior

Interior Features	Chandelier, No Smoking Home, Soaking Tub, Vaulted Ceiling(s)
Appliances	Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	None, Crawl Space

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	See Remarks

Additional Information

Date Listed	July 25th, 2025
Days on Market	75
Zoning	RMH-1

Listing Details

Listing Office	COLDWELL BANKER UNITED

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