

# \$459,900 - 100 Honeysuckle Way, Fort McMurray

MLS® #A2241118

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

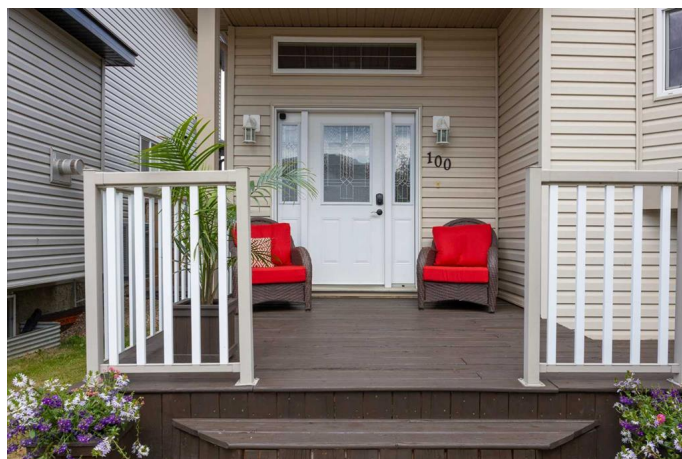
Welcome to 100 Honeysuckle Way. This spacious and versatile Bi-Level Home is situated on a Corner Lot in a desirable, family friendly neighbourhood close to parks, schools and shopping centres. The main floor offers custom cabinetry throughout adding a touch of elegance and thoughtful design to the kitchen. The open concept layout on the main floor provides a bright and welcoming feel, ideal for entertaining or family life. The large master bedroom offers a full ensuite and sizeable walk in closet. The basement is fully developed with big above ground windows allowing tons of natural light. You will also find another two bedrooms, a full bath, a second fully equipped kitchen and laundry room with access from inside the home or from separate entrance. Perfect for guests, extended family or rental income. Another stand out feature is the massive parking area offering plenty of space for multiple vehicles, RV parking or even a future garage. Whether you're a homeowner looking for flexibility or an investor seeking value, this property offers a rare combination of space, style and income potential in a prime location.

Built in 2009

## Essential Information

MLS® # A2241118

Price \$459,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,230
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	100 Honeysuckle Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M7

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	Separate Entrance, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Baseboard
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Back Lane, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 21st, 2025
Days on Market	51
Zoning	R1S

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.