



**141 Honeysuckle Way  
Fort McMurray, Alberta**

**MLS # A2323359**



**\$564,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                        |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,637 sq.ft.                     | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped |               |                   |

|                    |                                    |                   |     |
|--------------------|------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Wet Bar, Wood Counters             |                   |     |

**Inclusions:** fridge, stove, dishwasher, washer, dryer, microwave, a/c, basement: fridge, washer, dryer.

Welcome to this beautifully updated 2-storey home in the highly sought-after community of Timberlea. Offering 1,637 sq. ft. Above grade, this well-maintained property features 4 bedrooms, 3.5 bathrooms, a fully developed basement, central air conditioning, and a separate entrance to the basement, making it an exceptional opportunity for families and those seeking additional flexibility in their living space. The main level has been extensively updated with stylish vinyl plank flooring and a stunning kitchen that is truly a showstopper. Featuring sleek black cabinetry accented by elegant brass hardware and updated appliances (2023), this space perfectly blends contemporary style with everyday functionality. The bright and inviting living room is anchored by a cozy gas fireplace and enhanced by large windows that flood the space with natural light. Main floor laundry adds everyday convenience, while new blinds installed in 2026 provide a fresh, modern touch throughout. Enjoy your morning coffee or relax in the evening on the charming covered front porch. Upstairs, you'll find three spacious bedrooms, including the primary retreat complete with a walk-in closet and private 4-piece ensuite. The fully developed basement offers additional living space with a large recreation room, a fourth bedroom, and another full 4-piece bathroom. The separate basement entrance provides added convenience and versatility for guests, extended family, or future possibilities. Step outside to the fully fenced and landscaped backyard, featuring low-maintenance artificial turf and plenty of space to enjoy the outdoors. Completing this impressive property is a heated 25'5" x 21'5" detached garage with a convenient drive-through door, offering ample room for parking, storage, and projects. Combining modern updates, thoughtful features, central air conditioning, and a fantastic Timberlea location, this

move-in-ready home offers the perfect balance of comfort, style, and functionality. Don't miss your opportunity to make this exceptional property your next home.