

# \$475,000 - 116 Honeysuckle Way, Fort McMurray

MLS® #A2225300

**\$475,000**

4 Bedroom, 4.00 Bathroom, 1,353 sqft

Residential on 0.07 Acres

Timberlea, Fort McMurray, Alberta

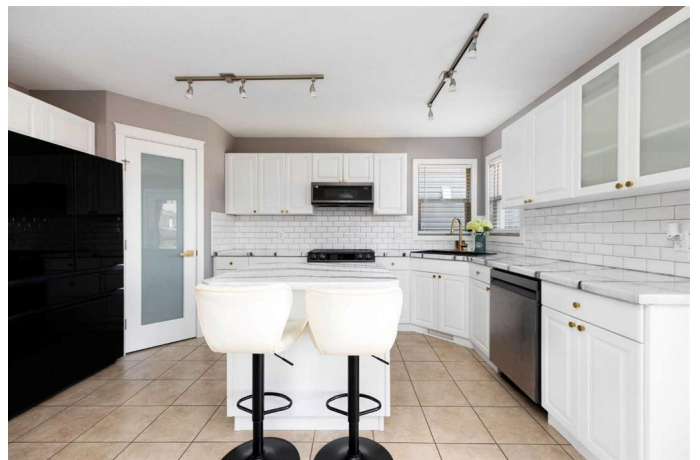
Welcome to 116 Honeysuckle Way in Timberlea!

If you have been seeking a dream garage and perfect family home, this is the property for you!

One of the show-stopper features of this property is an oversized double detached garage that's truly a dream space. Measuring 24' x 26', it offers radiant heating, 220 wiring, an industrial fan ventilation system, hot and cold taps, soaring ceilings, and a massive 20-foot door with a commercial-grade opener. Whether you're a hobbyist, contractor, or weekend warrior, you'll appreciate the option to include the air compressor and crane system that provides easy access to the lofted storage area. It's a true workspace that has been meticulously set up for both function and ease.

Step out into the backyard and discover a low-maintenance oasis designed for year-round enjoyment. The yard is fully fenced with crushed rock landscaping, and the multi-tiered deck offers plenty of space for entertaining, lounging, or enjoying quiet evenings under the stars. Tucked beneath a pergola, the built-in hot tub is ready to be your new favorite retreat.

Equally impressive, inside, the home greets you with rich slate flooring that mimics the look of warm wood plank—carrying throughout much of the home—and fresh paint throughout (completed in 2025), creating a crisp and cohesive feel. The kitchen is both



elegant and inviting, recently updated with professionally painted white cabinetry, refinished resin epoxy countertops, a classic white subway tile backsplash, and fresh gold hardware that adds a pop of character. The sleek black stainless steel appliances were all replaced in 2025, and there's even a corner pantry for added convenience. Just adjacent to the kitchen, the dining space offers easy access to the back deck, making it a perfect setting for family meals or summer BBQs.

The main living room is spacious and full of natural light, offering a cozy yet functional layout that suits any lifestyle. A beautifully updated two-piece powder room completes the main floor.

Upstairs, you'll find three well-sized bedrooms and two full bathrooms. The primary bedroom features a walk-in closet and a four-piece ensuite, while one of the secondary bedrooms cleverly incorporates a built-in pull-down bed, ideal for guests or as a flexible office/play space.

Downstairs, the fully developed basement adds even more value with a large family room, a fourth bedroom, another four-piece bathroom, and a well-appointed laundry area—giving everyone in the home space to spread out and relax. To top it all off, central air conditioning was installed in 2014, adding year-round comfort.

116 Honeysuckle Way is more than just a house—it's a home built for comfort, creativity, and connection. Whether you're working on a project in the garage, soaking in the hot tub, or entertaining family and friends, every corner of this home is designed to make life a little more enjoyable.

Built in 2009

## **Essential Information**

MLS® #	A2225300
Price	\$475,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,353
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	116 Honeysuckle Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Other
Lot Description	Back Lane, City Lot, Landscaped, Low Maintenance Landscape,

	Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	8
Zoning	R1S

### **Listing Details**

Listing Office	EXP REALTY
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