



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 HUBERMAN Way, Fort McMurray T9K 0Z6**

MLS®#: **A2169796**      Area: **Parsons North**      Listing Date: **10/01/24**      List Price: **\$519,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$20k, 28-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2012**      Abv Sqft: **1,460**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,283 sqft**      Ttl Sqft: **1,460**  
 Lot Shape:

DOM

**111**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped**  
 Park Feat: **Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Barbecue,RV Hookup**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
 Int Feat: **Built-in Features,Granite Counters,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Sump Pump(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`7"	Dining Room	Main	11`2" x 12`0"
Foyer	Main	7`9" x 13`3"	Kitchen	Main	9`2" x 11`7"
Living Room	Main	10`5" x 15`4"	Office	Main	9`1" x 9`4"
4pc Bathroom	Upper	9`0" x 5`0"	4pc Ensuite bath	Upper	8`4" x 4`11"
Bedroom	Upper	9`8" x 9`6"	Bedroom	Upper	12`11" x 9`7"
Bedroom - Primary	Upper	14`0" x 11`2"	4pc Bathroom	Basement	8`11" x 4`11"
Bedroom	Basement	8`11" x 12`4"	Bedroom	Basement	15`3" x 11`5"

**Kitchen**  
**Walk-In Closet**

**Basement**  
**Basement**

**9`3" x 13`5"**  
**5`11" x 8`5"**

**Living Room**

**Basement**

**12`7" x 11`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1222497**

Zoning:  
**ND**

Remarks

Pub Rmks:

**Experience The Perfect Blend of Style and Functionality in This Stunning two-story detached home, perfectly positioned on a corner lot in the sought-after neighbourhood of Parsons North. With 5 bedrooms, 3.5 baths, and a separate entrance , This home offers a fantastic mortgage helper opportunity. Upon entering, you're welcomed by a charming front veranda, ideal for enjoying your morning coffee or relaxing in the evening. The main floor boasts an open-concept layout, featuring a spacious kitchen with ample cabinet space and granite countertops, making it perfect for cooking and entertaining. The living room, adorned with hardwood floors and a gas fireplace, creates a cozy retreat for those chilly evenings. A versatile den/office on the main level can easily be transformed into an additional bedroom. Outside, the fully landscaped backyard offers RV parking and extra parking on the side of the house, along with a double detached heated garage. The basement, accessible via a separate entrance, features a two-bedroom non-conforming suite and a large rec room with a wet bar—perfect for hosting guests or generating rental income. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a full en suite bathroom, offering a private and tranquil escape. Located in a prime area close to schools and bus routes, this home combines convenience with a vibrant community atmosphere. Don't miss your chance to call 101 Huberman Way your new home!**

Inclusions:  
Property Listed By:

**2 Fridges, 2 Microwaves, 2 Washers , 2 dryers, Stove, Garage Heater**  
**RE/MAX FORT MCMURRAY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**







