



THE
A-TEAM

**RE/MAX
FIRST**

7104 HUGHES Avenue, Fort McMurray T9H 5J7

MLS®#: **A2199254**

Area: **Waterways**

Listing Date: **03/07/25**

List Price: **\$530,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2000**
Lot Information
Lot Sz Ar: **5,396 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,266**
Low Sqft:
Ttl Sqft: **1,266**

DOM

85
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Landscaped,Lawn,Standard Shaped Lot,Views**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Gravel Driveway,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`1" x 7`11"
Bedroom	Main	9`8" x 11`1"
Dining Room	Main	9`8" x 9`7"
Kitchen	Main	13`3" x 12`2"
Bedroom - Primary	Main	10`11" x 18`5"
2pc Bathroom	Basement	9`8" x 5`0"
Family Room	Basement	29`9" x 19`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`3" x 4`11"
Bedroom	Main	10`4" x 12`4"
Foyer	Main	9`10" x 9`1"
Living Room	Main	13`4" x 14`2"
Furnace/Utility Room	Main	6`1" x 4`11"
Bedroom	Basement	12`6" x 16`8"
Laundry	Basement	9`8" x 13`2"

Storage	Basement	12`6" x 4`10"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: R1	
	0022510		Remarks
Pub Rmks:	Welcome to 7104 Hughes Avenue: Located in the peaceful neighbourhood of Waterways, this stylish and completely updated home stands out with its beautiful interior finishes and perfect layout. You'll be steps away from tennis courts, parks, playgrounds, and scenic areas to enjoy year-round. This turnkey home boasts pride of ownership inside and out, featuring a new furnace, central A/C, hot water tank (2019), and a beautifully landscaped backyard. The long driveway comfortably accommodates four vehicles, recreational toys or a camper, leading to an attached double car garage. The exterior has been updated with modern vinyl siding, new shingles, windows, fascia, and eaves (2016), enhancing the home's curb appeal. Inside, a spacious entry welcomes you with an updated chandelier matching the new light fixtures throughout the home. Wall mouldings add to the modern aesthetic, complemented by luxury vinyl plank floors, high baseboards, and custom window treatments. The main living space is open and inviting, featuring a beautiful white kitchen with quartz countertops and stainless steel appliances (all replaced in 2016). The eat-in kitchen offers tiled floors and direct access to the back deck for easy indoor/outdoor dining and entertaining. The main level hosts three bedrooms, including the spacious primary suite with a walk-in closet and a four-piece ensuite bathroom. The second and third bedrooms are also generous in size, with a four-piece bathroom conveniently situated between them. The lower level features an incredible family room with large windows that bring in abundant natural light. The family room includes a wet bar and ample space for workout equipment and an oversized sectional couch, making it the perfect spot for game night or movie-watching with loved ones. Additionally, you'll find a fourth bedroom, a two-piece bathroom, laundry facilities, and plenty of storage space. The home is also equipped with a water softener to extend the life of your water appliances. This incredible home truly is a beautiful space you'll be proud to call your own. Schedule a private tour today!		
Inclusions: Property Listed By:	N/A The Agency North Central Alberta		

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











