

7104 HUGHES Avenue, Fort McMurray T9H 5J7

Utilities:

MLS®#: A2199254 Area: Waterways Listing 03/07/25 List Price: **\$539,900**

Status: **Active** County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: **Detached** City/Town: Fort McMurray

2000 Abv Saft: Lot Information Low Sqft:

> 5,396 sqft Ttl Saft:

1.266

Finished Floor Area

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

1,266

DOM

Layout

4 (3 1)

2.5 (2 1)

Bi-Level

6 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

23

Driveway, Parking Pad, RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle** Construction: Vinyl Siding

Forced Air Heating: Sewer: Flooring:

Ext Feat: BBQ gas line, Fire Pit, Private Yard 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

Room Information

<u>Room</u> Level **Dimensions** Room Level **Dimensions** 4pc Bathroom Main 6`1" x 7`11" 4pc Ensuite bath Main 7`3" x 4`11" **Bedroom** Main 9`8" x 11`1" **Bedroom** Main 10`4" x 12`4" **Dining Room** Main 9`8" x 9`7" Foyer Main 9`10" x 9`1" Kitchen Main 13`3" x 12`2" **Living Room** Main 13`4" x 14`2" **Bedroom - Primary** 10`11" x 18`5" Furnace/Utility Room 6`1" x 4`11" Main Main 2pc Bathroom **Basement** 9`8" x 5`0" **Bedroom** Basement 12`6" x 16`8" **Family Room Basement** 29`9" x 19`0" Laundry **Basement** 9`8" x 13`2"

Storage Basement 12`6" x 4`10"

Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **0022510**

Remarks

Pub Rmks:

Open House: Saturday, March 29 | 11:00 AM - 12:30 PM - 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 wat

Inclusions:

Property Listed By: The Agency North Central Alberta

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











