



THE
A-TEAM

**RE/MAX
FIRST**

7104 HUGHES Avenue, Fort McMurray T9H 5J7

MLS®#: **A2199254**

Area: **Waterways**

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

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2000**

Finished Floor Area
Abv Sqft: **1,266**
Low Sqft:
Ttl Sqft: **1,266**

DOM

23
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **5,396 sqft**
Lot Shape:

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"









