



THE
A-TEAM

**RE/MAX
FIRST**

101 HUBERMAN Way, Fort McMurray T9K 0Z6

MLS®#: **A2208072**

Area: **Parsons North**

Listing Date: **04/02/25**

List Price: **\$515,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Finished Floor Area

Lot Sz Ar:

5,283 sqft

Lot Shape:

Abv Sqft:

1,460

Low Sqft:

Ttl Sqft:

1,460

DOM

59

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Corner Lot,Landscaped

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!
2 Fridges, 2 Microwaves, 2 Washers , 2 dryers, Stove, Garage Heater
RE/MAX Connect

Inclusions:
Property Listed By:

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







