



THE
A-TEAM

**RE/MAX
FIRST**

177 HUBERMAN Way, Fort McMurray T9K0Z9

MLS®#: **A2216761**

Area: **Parsons North**

Listing Date: **05/02/25**

List Price: **\$624,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$25k, 29-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2012

Lot Information

Lot Sz Ar:

4,619 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,661

Low Sqft:

Ttl Sqft:

1,661

DOM

27

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped

Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer/Dryer

Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

ND

Legal Desc:

1222497

Remarks

Pub Rmks: **Welcome to this 1,661 sqft bi-level beauty in the heart of Parsons North. A vibrant, family-friendly community surrounded by schools, parks, and scenic walking and**

biking trails, with exciting new infrastructure on the way that's set to make this neighbourhood one of Fort McMurray's most desirable places to live. Inside, the bright and open main floor features a cook's dream kitchen with loads of storage, granite countertops, and ample prep space, perfect for hosting or whipping up your favourite meals. You'll love the rich hand-scraped engineered hardwood floors, central A/C to keep you cool in the summer, and the comfort of central vac with attachments for easy cleaning. Upstairs offers 3 spacious bedrooms and 2 full bathrooms, including an ensuite with a jetted tub, stand-up shower, and dual vanity. Downstairs, a fully finished 2-bedroom legal suite is ready to generate passive income or welcome guests, family, or long-term visitors. The home also includes a fully landscaped yard and an attached double garage for all your parking and storage needs. Whether you're looking to live, invest, or both, this home offers incredible value in a community where the future is being built. Don't miss your chance to be part of it!

Inclusions: Main Dwelling: fridge, stove, range hood, microwave, dishwasher, washer and dryer, window coverings. Basement Suite: fridge, stove, OTR microwave, dishwasher, washer and dryer. Misc: Central A/C, Sump pump, garage door opener & remote RE/MAX Connect

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





