



THE
A-TEAM

**RE/MAX
FIRST**

144 HUBERMAN Way, Fort McMurray T9K0Z9

MLS®#: **A2233438**

Area: **Parsons North**

Listing Date: **06/21/25**

List Price: **\$535,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **1,693**
Low Sqft:
Ttl Sqft: **1,693**

DOM

0
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,041 sqft**
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Alley Access,Off Street,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **1222497**

Zoning: **ND**

Remarks

Pub Rmks: **Welcome to 144 Huberman Way - A Stunning Cherrywood Home with 2-bedroom legal suite in the Heart of Parsons North! Move-in ready, meticulously cared for,**

and ideally located—this home truly has it all. A great floor plan AND quality finishes make this a very functional and elegant 1,693 sq ft home. There's a sense of light and space when you enter the spacious foyer and see the open concept design, pot lights, large windows, and hardwood and tile flooring throughout. Grey walls, high baseboards, beautiful high gloss tile, and hardwood floors welcome you into the home, where a bright living room featuring a river rock gas fireplace can be found next to the large entryway. Just off the living room, you'll find a stunning kitchen complete with rich dark wood cabinets, a central island with breakfast bar, sleek tile backsplash, and stainless-steel appliances—including a gas stove. A convenient laundry room and a stylish 2-piece bathroom complete the main level. Upstairs, you'll find three generously sized bedrooms. The primary suite includes a private ensuite and a spacious walk-in closet for added comfort and convenience. The basement offers a well-finished 2-bedroom, 1-bathroom LEGAL SUITE with a private entrance. It features a full kitchen, comfortable living area, and its own dedicated laundry. The 2-bedroom legal basement suite is currently rented for \$1,500/month on a flexible month-to-month lease to reliable tenants who are open to staying — an excellent mortgage helper from day one. Step out the back door into a spacious, low-maintenance, fully fenced backyard, perfect for family gatherings, summer BBQs, and taking in the breathtaking view of the Northern Lights — complete with a rear gate for convenient alley access for parking. **BONUS: New Hot Water Tank (2025), Central A/C (2022), Refrigerator (2024), and Dishwasher (2025).** Located in a family-friendly area on a quiet street, close to parks, walking trails, playgrounds, schools, and minutes to shopping and all the great future amenities. Don't miss your chance to own this exceptional home in the heart of Parsons Creek. Schedule a private tour today!

Inclusions:

**Main: Fridge, Gas Stove, Dishwasher, Washer & Dryer, Microwave Basement: Fridge, Stove, Stacked Washer Dryer, Microwave, Dishwasher Other: window coverings, central vacuum, air conditioner
EXP REALTY**

Property Listed By:

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











