



GRASSROOTS
REALTY GROUP

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**177 Huberman Way
Fort McMurray, Alberta**

MLS # A2216761



\$649,900

Division:	Parsons North		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,662 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

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

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!