



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**200 Huberman Way  
Fort McMurray, Alberta**

**MLS # A2241739**



**\$749,888**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,421 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	ND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	2X fridge, 2X stove, 2X dishwasher, 2X washer, 2X dryer, blinds, TV wall mounts, basement legal suite furnishings		

REMARKABLE HOME IN NORTH PARSONS WITH THE RARE FIND OF 4 BEDROOMS ON THE UPPER LEVEL, BACKING GREEN SPACE AND WALKING TRAILS, WITH OVER 3700 SQ FT OF LIVING SPACE, A STUNNING BUILD BY BIRCHWOOD HOMES. This home is dressed to impress from inside and out and top to bottom with its quality finishes and fantastic design. Step inside to 200 Huberman Way, featuring a grand foyer with vaulted ceilings that opens up to a beautiful living space with an eye-catching kitchen. The kitchen features a massive island and an eat-up breakfast bar, along with timeless two-tone white and dark cabinetry, all with soft-close drawers, quartz countertops, and stainless appliances. an oversized walk-through pantry plus updated light fixtures. This chefs dream kitchen overlooks your dining room that is surrounded by a bank of windows. The great room features a stone-faced gas fireplace that runs from floor to ceiling and hardwood floors. The main level is complete with a 2 pc powder room and main floor laundry room. Take the stunning staircase to the upper level that overlooks the main, featuring 4 generously sized bedrooms all with brand new carpets. The Primary bedroom features large windows that take in the greenspace views, walk-in closet with built-ins. The 5 pc ensuite is a beauty featuring a stand-up tiled shower with rain fall shower head, double sinks, oversized jetted tub, and tiled floors. The fully finished basement features an excellent design with a 2-bedroom legal suite that is coming fully furnished. This space offers a great mortgage helper with its 9 ft ceilings, the continued quality finishes, IN-FLOOR HEAT, separate entrance full bathroom, and full kitchen and living room. If you didn't require a basement suite, this layout can still be a great additional space for your family. The exterior of this home

features great curb appeal, and beautiful backyard backing greenspace and walking trails, an oversized maintenance-free deck, plus the addition of a sunroom and firepit area. The yard is fully fenced and landscaped and offers direct access to the walking trails behind the home and the children's play park. For the garage lovers, you have an oversized attached double garage that is 28x21 in size with IN-FLOOR heat and is fully finished. Other additional features of the home include paint, central a/c, central vac, updated light fixtures throughout, full alarm system wired, loads of storage, and gas BBQ hookup. This home is not only dressed to impress, it is perfectly located in Fort McMurray's newest subdivisions North Parson, with elementary schools, skate parks, children's parks, and the future home of Walmart and many more commercial properties on the other side of the subdivision. Call today for your personal viewing.