



GRASSROOTS
REALTY GROUP

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

**141 Huberman Way
Fort McMurray, Alberta**

MLS # A2276209



\$489,900

Division:	Parsons North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,633 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s), Vinyl Windows		

Inclusions: Main floor: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, A/C Unit, all window coverings. Basement: Fridge, Washer/Dryer,

The Kasba A by Bold Homes, located on a quiet street in the highly sought-after community of Parsons North. This beautiful open-concept two-storey home offers approximately 1,633 S/FT of well-designed above grade living space and flows seamlessly from top to bottom. Upon entry, you are welcomed into a bright living room featuring a gas fireplace and hardwood floors, which carries through to the dining area and stylish kitchen. The kitchen is equipped with stainless steel appliances, including a two-year-old fridge and newer dishwasher, granite countertops, a pantry, and a large island with built-in wine storage, complemented by contemporary light fixtures and upgraded bronze taps and faucets. The second floor hosts three bedrooms all have walk in closets, and also includes the spacious primary bedroom that comes with a private ensuite featuring a custom tiled shower. The second floor also features a 2nd full bathroom, and second floor laundry. The basement offers a one-bedroom, one-bathroom illegal suite with a separate entrance, 9' ceilings, kitchen area with the same quality of cabinetry and finishes as the main floor, along with separate laundry. Outside, enjoy the impressive full-length 12x24 back deck with natural gas BBQ hookup, air conditioning for summer comfort, and a backyard that can easily accommodate your future detached garage—making this home a standout opportunity in one of Fort McMurray's most desirable neighbourhoods. Call now to book your personal showing.