



**173 Huberman Way
Fort McMurray, Alberta**

MLS # A2290090



\$639,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Parsons North | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,757 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--------------------------------|-------------------|----|
| Heating: | Floor Furnace, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed | Zoning: | ND |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting

Inclusions: N/A

Welcome to 173 Huberman Way, a custom-built modified bi-level by Bold Homes in Parsons North, designed with space, privacy, and flexibility in mind. With 5 bedrooms, 3 full bathrooms, central air, and a heated double attached garage, and a fenced yard, this home offers the kind of space that adapts as your life evolves. Step inside to a spacious entryway that actually works for real life, boots, backpacks, groceries and all. The open-concept main level features hardwood floors, granite countertops, stainless steel appliances, high ceilings, and a cozy natural gas fireplace that anchors the living space beautifully. Two generous bedrooms and a full bathroom complete the main level, while the private primary retreat sits just a few steps above — offering a large bedroom, walk-in closet, and 5-piece ensuite for your own quiet escape. The fully developed lower level includes a separate entrance and an independent living space with its own kitchen, two bedrooms, a den, full bathroom, and living area, offering incredible flexibility for extended family or multi-generational living. Outside, enjoy a fully fenced yard with room for kids, pets, or summer evenings around the fire pit. Located close to schools, parks, playgrounds, and with easy access to sites north of town.