



**176 Huberman Way
Fort McMurray, Alberta**

MLS # A2298093



\$639,000

Division:	Parsons North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,653 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer & dryer, electric fireplace in one basement bedroom, central AC, garage heater, hoist in garage.

Meticulously maintained home with a 2-bedroom legal suite in sought-after Parsons North, backing onto beautiful green space. A spacious foyer welcomes you into the main level, featuring an open-concept living area designed for both comfort and functionality. The kitchen offers abundant storage and counter space, complete with a walk-in pantry and a large eat-up breakfast bar. The generous dining area easily accommodates a large table and provides access to a partly covered deck overlooking the serene green space. The bright and inviting living room is filled with natural light and features a cozy gas fireplace - perfect for winter evenings - along with peaceful backyard views. The main floor also includes two well-sized bedrooms, a 4-piece bathroom, and a large laundry room. Upstairs, retreat to the private primary suite, offering a spacious bedroom, a large walk-in closet, and a luxurious ensuite with a stand-up shower and soaker tub. The fully legal 2-bedroom basement suite has its own separate entrance, with optional access from the main foyer - ideal for extended family or rental income. This bright suite boasts large windows, in-floor heating, an open-concept living, kitchen, and dining area, plus two bedrooms, a 4-piece bathroom, and its own laundry. One bedroom even features a cozy electric fireplace. A functional mudroom connects the heated double garage to both the main home and the suite. The garage is equipped with a hoist to assist with heavy lifting. Located close to walking and biking trails, schools, shopping, and offering quick access to the highway, this property combines convenience with lifestyle. Don't miss your opportunity - call today to schedule your private viewing!