



173 Huberman Way
Fort McMurray, Alberta

MLS # A2147456



\$660,000

Division:	Parsons North		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,813 sq.ft.	Age:	2012 (12 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lighting		

Heating:	In Floor, Floor Furnace, Wall Furnace	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Main House: Fridge, Stove, Dishwasher, Built-in Microwave, Washer, Dryer Suite: Fridge Stove Dishwasher stackable washer/dryer, Garage Door Opener, Central Air

Discover the ideal floor plan in this stunning modified bi-level home, custom-built by Bold Homes. YOUR NEW HOME seamlessly blends traditional design with quiet, comfortable luxury. The first thing you will notice is the parking with a large driveway and the double heated double attached garage, spacious enough for two vehicles. The spacious covered front porch welcomes you into a large entrance with room for the whole family. Just of the entrance is the laundry room and door to the garage. The custom eat-in kitchen, features rich dark cabinetry, stainless steel appliances, and granite countertops. The open-concept main level boasts hardwood floors, high ceilings, and a natural gas fireplace, making it both inviting and functional. Two large bedrooms and a full bath on the main level provide ample space for families. The primary suite, situated on its own level, just a few steps up from the main floor. This HUGE bedroom includes a luxurious 5-piece ensuite with jetted tub and double shower and a walk-in closet. The fully fenced yard is perfect for family activities, a great place for the kids to play, the pups to run and the adults to relax. This home also features a separate entrance to a fully independent living space. With three bedrooms, and a kitchen matching the quality of the main home, this area is ideal for a two-family living situation, offering togetherness with personal space. Conveniently located near new schools, playground with skate park and water park and beautiful walking trails and is minutes away from all amenities. As an added bonus, this home includes central air.