



**GRASSROOTS**  
REALTY GROUP

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**184 Huberman Way  
Fort McMurray, Alberta**

**MLS # A2204437**



**\$674,888**

<b>Division:</b>	Parsons North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,111 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge x2, stove x2, dishwasher x2, washer x2, dryer x2, garage heater, garage door opener, central a/c, window coverings

WELCOME TO 184 HUBERMAN WAY, THIS STUNNING TWO-STORY HOME WITH THE ADDED MORTGAGE HELPER IN IMMACULATE CONDITION! 5 BEDROOMS, 4 BATHROOMS, SEPARATE ENTRANCE, 2 BEDROOM LEGAL BASEMENT SUITE, BACKING THE WALKING PATH, SCREENED-IN REAR DECK, CENTRAL A/C, WALK-THROUGH PANTRY, DOUBLE HEATED GARAGE, ALL LOCATED IN THE DESIRABLE NEIGHBOURHOOD OF PARSONS NORTH. This home has lovely curb appeal and tons of parking space in the extra-long driveway. Step inside this home to be greeted by the large foyer and stunning hardwood floors. Walk into the open-concept kitchen that will impress featuring a walk-through pantry, stainless steel appliances, island with eat-up bars, and of custom cabinets/counter space. The welcoming living room features a gas fireplace and large windows letting in tons of natural light. Just off the living room is a dining area that offers ample space for any size dining table and access to the screened-in back deck and large backyard with no neighbors behind backing the walking trails. The main floor of this home also features 1 half bathroom, an oversized mud room with storage, access to the walk-through pantry and a double attached heated garage. Upstairs you will find the private upper level laundry room, 3 oversized bedrooms and 4-piece bathroom. The primary bedroom is equipped with a dream ensuite featuring double sinks, built-in vanity, stand-up shower, and walk-in closet! The lower level of this home has its own/separate entrance to a 2-BEDROOM LEGAL SUITE. This suite includes a full kitchen, living area, full bathroom, and 2 bedrooms, with both including walk-in closets! Located within walking distance of schools, parks and trails, this neighborhood has always been favored by those who work at Oil

Sand sites because of the quick access from the overpass to HWY. Don't miss out on the opportunity to call this turn-key home your own, call today to book your personal tour!