



**7313 Hughes Avenue
Fort McMurray, Alberta**

MLS # A2310064



\$734,900

Division:	Waterways		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,352 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Greenbelt		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1m
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: Existing Fridge, Stove, Dishwasher, washer and dryer, All existing window coverings, little green house, 2 garage door openers, and 3 remotes, 2 keyless pin pads, HRV, central air, attic exhaust fan, TV upstairs on mantel, remote for tv and remote for the fireplace.

The best of Country living in the city where the peace, quiet and nature are not just words but your reality. The location of this home is second to none with the front of the home facing the Waterways park and the side of the home borders the hill side/ green space. This 2017 RTM Built was built by Warman Homes and the seller has added all the amazing extras to this property to include MORE land! Located on 2 average lots that have separate title making it a large 11,250 square foot lot in one of the most sought-after neighborhoods…. Waterways! This unique custom-built property features three bedrooms up stairs and the master bedroom with its own ensuite and walk in closet. The master bedroom has a door leading to its own private deck. As well as an additional 4 pc bathroom for your convenience. As you enter the home from the attached garage you are greeted by a mudroom with a 2pc washroom, laundry and a good size coat closet and spacious office or I feel the perfect place for deacon’s bench. The gorgeous open concept kitchen features quartz counter tops and a ton of cupboard space! There is a large island with breakfast bar the perfect place for the kids to do their homework or host happy hour with the ladies on Friday night. To the front of the home is the living room and dining area with loads of large windows to let in all the natural light. This floor is finished with sleek vinyl plank and vinal flooring. And no carpet through out. The recently finished basement has been finished in a open concept style with a 4-pc bathroom. Flex room and a wet bar the perfect place to have a theater room or guest space. The home comes with two independent furnaces!