



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

172 Huberman Way
Fort McMurray, Alberta

MLS # A2324941



\$689,900

Division:	Parsons North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,659 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage		

Inclusions: fridge, stove, dishwasher, over the range microwave, washer, dryer, central A/C, 3 TV mounts, garage heater, garage door opener with 2 remotes, all existing window coverings, shed, garage fridge, playlet in yard, sprinkler system

Welcome to 172 Huberman Way! Backing onto greenspace and walking trails in the sought-after community of Parsons North, this beautifully maintained modified bi-level offers the perfect combination of location, style, and functionality. Situated on a PIE-SHAPED LOT with exceptional curb appeal, this CARPET-FREE home features hardwood, tile, and luxury vinyl plank flooring throughout, an OVERSIZED HEATED DOUBLE ATTACHED GARAGE with EPOXY FLOORING and built-in storage, UNDERGROUND SPRINKLERS, and a matching CUSTOM BUILT CORNER SHED. The bright, open concept main floor is highlighted by vaulted ceilings, a two sided fireplace, and a spacious kitchen complete with GRANITE COUNTERTOPS, stainless steel appliances, a large island with an eat up breakfast bar, and a walk-in pantry. Two generous bedrooms, a full bathroom, and a dedicated laundry room complete the main level, while the private primary retreat above the garage features a walk-in closet and a four piece ensuite with a corner soaker tub and separate shower. The FULLY FINISHED BASEMENT, COMPLETED IN 2026, offers incredible flexibility with 10-FOOT CEILINGS, large above grade windows, a spacious rec room with ROUGH-IN PLUMBING FOR A FUTURE WET BAR, a large bedroom, a full bathroom with an oversized soaker tub, hookups for a SECOND LAUNDRY AREA, ROUGH-IN FOR IN-FLOOR HEATING, and a SEPARATE ENTRANCE, making it ideal for extended family or future income potential. Additional features include central air conditioning, roughed in central vacuum, and ENOUGH MATCHING LUXURY VINYL PLANK FLOORING TO COMPLETE THE REMAINING UPPER LEVEL to match the basement. Located minutes from Public and Catholic

elementary schools with a daycare conveniently located between them, multiple playgrounds, a splash park, scenic ponds, paved walking trails, and the exciting new Walmart development with future plans for Winners and Homesense, this move in ready home truly has it all.