

# \$530,000 - 7104 Hughes Avenue, Fort McMurray

---

MLS® #A2199254

**\$530,000**

4 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.12 Acres

Waterways, Fort McMurray, Alberta

Welcome to 7104 Hughes Avenue: Located in the peaceful neighbourhood of Waterways, this stylish and completely updated home stands out with its beautiful interior finishes and perfect layout. You'll be steps away from tennis courts, parks, playgrounds, and scenic areas to enjoy year-round. This turnkey home boasts pride of ownership inside and out, featuring a new furnace, central A/C, hot water tank (2019), and a beautifully landscaped backyard.

The long driveway comfortably accommodates four vehicles, recreational toys or a camper, leading to an attached double car garage. The exterior has been updated with modern vinyl siding, new shingles, windows, fascia, and eaves (2016), enhancing the home's curb appeal.

Inside, a spacious entry welcomes you with an updated chandelier matching the new light fixtures throughout the home. Wall mouldings add to the modern aesthetic, complemented by luxury vinyl plank floors, high baseboards, and custom window treatments. The main living space is open and inviting, featuring a beautiful white kitchen with quartz countertops and stainless steel appliances (all replaced in 2016). The eat-in kitchen offers tiled floors and direct access to the back deck for easy indoor/outdoor dining and entertaining.

The main level hosts three bedrooms,



including the spacious primary suite with a walk-in closet and a four-piece ensuite bathroom. The second and third bedrooms are also generous in size, with a four-piece bathroom conveniently situated between them.

The lower level features an incredible family room with large windows that bring in abundant natural light. The family room includes a wet bar and ample space for workout equipment and an oversized sectional couch, making it the perfect spot for game night or movie-watching with loved ones. Additionally, you'll find a fourth bedroom, a two-piece bathroom, laundry facilities, and plenty of storage space. The home is also equipped with a water softener to extend the life of your water appliances.

This incredible home truly is a beautiful space youâ€™ll be proud to call your own. Schedule a private tour today!

Built in 2000

**Essential Information**

MLS® #	A2199254
Price	\$530,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	7104 Hughes Avenue
Subdivision	Waterways
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5J7

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Standard Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 7th, 2025
Days on Market	112
Zoning	R1

### Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.