

# \$515,000 - 101 Huberman Way, Fort McMurray

MLS® #A2208072

**\$515,000**

5 Bedroom, 4.00 Bathroom, 1,461 sqft  
Residential on 0.12 Acres

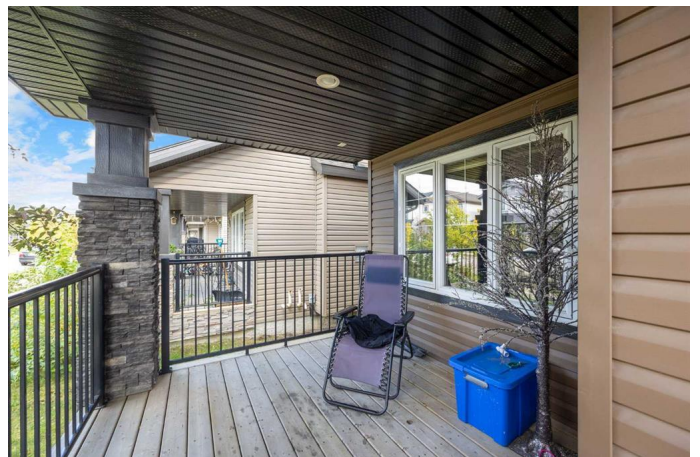
Parsons North, Fort McMurray, Alberta

Experience The Perfect Blend of Style and Functionality in This Stunning two-story detached home, perfectly positioned on a corner lot in the sought-after neighbourhood of Parsons North. With 5 bedrooms, 3.5 baths, and a separate entrance, This home offers a fantastic mortgage helper opportunity.

Upon entering, youâ€™re welcomed by a charming front veranda, ideal for enjoying your morning coffee or relaxing in the evening. The main floor boasts an open-concept layout, featuring a spacious kitchen with ample cabinet space and granite countertops, making it perfect for cooking and entertaining. The living room, adorned with hardwood floors and a gas fireplace, creates a cozy retreat for those chilly evenings. A versatile den/office on the main level can easily be transformed into an additional bedroom.

Outside, the fully landscaped backyard offers RV parking and extra parking on the side of the house, along with a double detached heated garage. The basement, accessible via a separate entrance, features a two-bedroom non-conforming suite and a large rec room with a wet barâ€”perfect for hosting guests or generating rental income.

Upstairs, youâ€™ll find three generously sized bedrooms, including a luxurious primary suite with a full en suite bathroom, offering a private and tranquil escape. Located in a prime area



close to schools and bus routes, this home combines convenience with a vibrant community atmosphere. Don't miss your chance to call 101 Huberman Way your new home!

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208072    |
| Price          | \$515,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,461       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 101 Huberman Way |
| Subdivision | Parsons North    |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9K 0Z6          |

**Amenities**

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                    |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                                                    |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, |
|-------------------|----------------------------------------------------------------------|

|                 |                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Pantry, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s)<br>Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),<br>Washer |
| Heating         | Fireplace(s), Forced Air, Natural Gas                                                                                                         |
| Cooling         | None                                                                                                                                          |
| Fireplace       | Yes                                                                                                                                           |
| # of Fireplaces | 1                                                                                                                                             |
| Fireplaces      | Gas, Living Room, Tile                                                                                                                        |
| Has Basement    | Yes                                                                                                                                           |
| Basement        | Exterior Entry, Finished, Full, Suite                                                                                                         |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Barbecue, RV Hookup                          |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 33              |
| Zoning         | ND              |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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