

\$645,000 - 212 Huberman Way, Fort McMurray

MLS® #A2245064

\$645,000

5 Bedroom, 4.00 Bathroom, 2,176 sqft

Residential on 0.11 Acres

Parsons North, Fort McMurray, Alberta

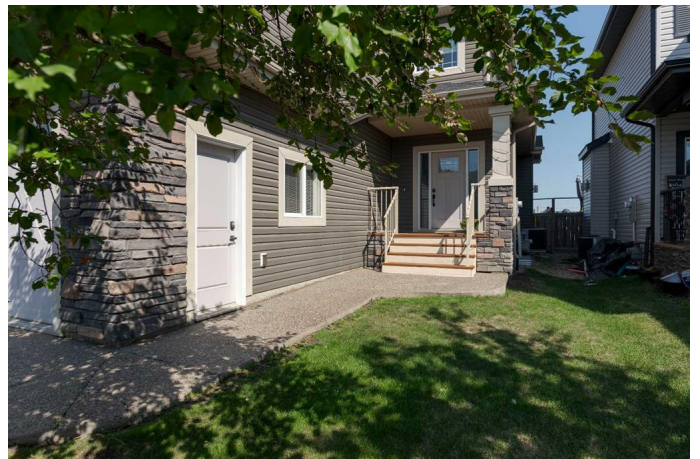
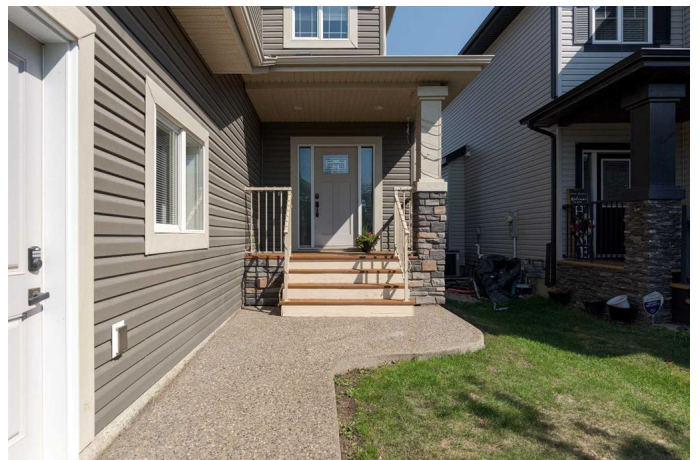
This home doesn't just show well it feels like the one.

Built in 2014 and lovingly cared for by its original owners, this property has the rare kind of presence that comes from being a forever home. Every detail has been thoughtfully chosen, carefully maintained, and upgraded with purpose—from the sparkling garage to the sun-soaked kitchen. It's clean, it's fresh, and it's ready for its next chapter.

Step into the foyer and you'll instantly feel the warmth. Natural light pours through the large windows and dances across the upgraded hardwood floors—a choice the owners made during the build that still holds up beautifully today. The open-concept main floor flows effortlessly from the welcoming living space to a spotless kitchen, featuring nearly-new appliances including the fridge, microwave, and dishwasher—all updated in the last two years.

The primary bedroom offers a bright and peaceful retreat, with a clean, comfortable ensuite and plenty of space to unwind. Each additional bedroom is fresh, functional, and inviting.

Downstairs, you'll find a fully self-contained legal suite that's been rarely used—rented only once for a short time. It's turnkey and perfect for



multigenerational living, added income, or hosting guests with complete privacy.

The garage is its own standout feature—fully outfitted with a sparkling epoxy floor, heavy-duty storage racks, tire rack, workbench, diamond plating (all added in 2015), and a built-in heater from 2014. It even has hot and cold water.

Step inside and you'll immediately feel the difference. The pride of ownership is evident everywhere—from the spotless appliances and pristine cabinetry to the fresh, functional layout that just flows. The main floor is warm and inviting, with natural light pouring into the spacious living and dining areas. The kitchen is in outstanding condition, showing barely a hint of use, and it's a space that was clearly built to last.

Downstairs, you'll find a fully self-contained legal suite, which has had only one tenant for a very short period. It's ideal for multi-generational living, added income, or even a private space for guests. Everything is turnkey and ready to go.

Outside, the upgrades continue. The garage features hot and cold water taps—perfect for cleaning up after projects or pets—and the garage floor has just been refinished, giving it that fresh, polished feel. The driveway has also been sealed and meticulously maintained, adding to the curb appeal and overall longevity of the home.

Out back, the yard opens directly onto a beautiful walking path, offering added privacy and a peaceful place to unwind. Whether you're sipping coffee on the deck or watching the kids play, it's a backyard that just feels good.

Homes like this don't come around often,

especially ones with this level of care and attention. If youâ€™re looking for a move-in-ready home with bonus income potential, thoughtful upgrades, and a location that gives you both privacy and accessibility, this oneâ€™s worth a closer look.

Built in 2014

Essential Information

MLS® #	A2245064
Price	\$645,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,176
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	212 Huberman Way
Subdivision	Parsons North
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0Z8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island
-------------------	----------------------------

Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	ND

Listing Details

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

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