

212 Huberman Way  
Fort McMurray, Alberta

MLS # A2245064



# \$645,000

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Parsons North                |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | 2 Storey                     |               |                   |
| <b>Size:</b>     | 2,176 sq.ft.                 | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 5                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                    |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Hardwood     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding               | <b>Zoning:</b>    | ND |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Jetted Tub, Kitchen Island |                   |    |

**Inclusions:** Air Conditioner, TV Wall Mounts,

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 you'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 one's worth a closer look.