

# \$535,000 - 144 Huberman Way, Fort McMurray

MLS® #A2233438

## \$535,000

5 Bedroom, 4.00 Bathroom, 1,693 sqft  
Residential on 0.09 Acres

Parsons North, Fort McMurray, Alberta

Welcome to 144 Huberman Way – A Stunning Cherrywood Home with 2-bedroom legal suite in the Heart of Parsons North! Move-in ready, meticulously cared for, and ideally located – this home truly has it all. A great floor plan AND quality finishes make this a very functional and elegant 1,693 sq ft home. There's a sense of light and space when you enter the spacious foyer and see the open concept design, pot lights, large windows, and hardwood and tile flooring throughout.

Grey walls, high baseboards, beautiful high gloss tile, and hardwood floors welcome you into the home, where a bright living room featuring a river rock gas fireplace can be found next to the large entryway.

Just off the living room, you'll find a stunning kitchen complete with rich dark wood cabinets, a central island with breakfast bar, sleek tile backsplash, and stainless-steel appliances – including a gas stove. A convenient laundry room and a stylish 2-piece bathroom complete the main level.

Upstairs, you'll find three generously sized bedrooms. The primary suite includes a private ensuite and a spacious walk-in closet for added comfort and convenience.

The basement offers a well-finished 2-bedroom, 1-bathroom LEGAL SUITE with a private entrance. It features a full kitchen, comfortable living area, and its own dedicated laundry. The 2-bedroom legal basement suite is currently rented for \$1,500/month on a



flexible month-to-month lease to reliable tenants who are open to staying â€” an excellent mortgage helper from day one. Step out the back door into a spacious, low-maintenance, fully fenced backyard, perfect for family gatherings, summer BBQs, and taking in the breathtaking view of the Northern Lights â€” complete with a rear gate for convenient alley access for parking. **BONUS:** New Hot Water Tank (2025), Central A/C (2022), Refrigerator (2024), and Dishwasher (2025). Located in a family-friendly area on a quiet street, close to parks, walking trails, playgrounds, schools, and minutes to shopping and all the great future amenities. Donâ€™t miss your chance to own this exceptional home in the heart of Parsons Creek. Schedule a private tour today!

Built in 2013

**Essential Information**

MLS® #	A2233438
Price	\$535,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,693
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	144 Huberman Way
Subdivision	Parsons North
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9K0Z9

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

### Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 21st, 2025
Days on Market	18
Zoning	ND

### Listing Details

Listing Office	EXP REALTY
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