



7310 Hughes Avenue Fort McMurray Alberta

\$779,900

Country in the city, where the best of both worlds can be your yours. Located in the heart of the Clearwater River Valley and only a few minutes from the downtown core sits this amazing single-family home built in 2016 and is on a corner lot with everything you would need. The location of this property second to none located right across from the waterways adopt a park with the skating rink. So, no houses in front of you blocking that beautiful western sunset view. If you're into any recreational vehicles, boating, skidoo, quadding or if you own pets, you are less than less than five minutes away from the dog park and the boat launch. I have lived in Waterways for over 33 years, and it is one of the best areas in the whole entire city when it comes to being a nature lover, Or a resident wanting a quite and convenient location to live. This new construction build, built by Warman homes has so many bells and whistles that I have had to create a separate future sheet for all the details in this property. As you come up the walk you will notice the maintenance free exterior and the great curb appeal. As you enter the home you are greeted by a grand entry way with a coat closet, to the right you have a flex room, which is currently used as an office. To the left you have the living room with a cozy gas fireplace the perfect place to relax after a long day at work. There are 3 bedrooms on this level and 1 4 pc washroom. The master bedroom suite is every woman's dream come true with a unique, jet/bubble tub with its own heating system to keep the water warm so your bath can be endless, and water is always hot. The property has coffered ceilings throughout for an added touch of class. To the back of the home is the stunning eat in kitchen with the large, curved island, granite counter tops, coffee bar, walk in pantry and copper pot rack perfect place to hang you Moscow m...

Loft 18.17 Ft x 10.92 Ft

2pc Bathroom 2.67 Ft x 7.25 Ft

3pc Bathroom 4.92 Ft x 10.33 Ft

Recreational, Games room 13.58 Ft x 12.50 Ft

Den 13.58 Ft x 12.50 Ft

Storage 4.92 Ft x 10.33 Ft

Other 8.25 Ft x 7.50 Ft

Office 11.58 Ft x 12.25 Ft

Primary Bedroom 15.42 Ft x 13.00 Ft

Bedroom 10.00 Ft x 12.58 Ft

Bedroom 13.67 Ft x 11.58 Ft

Dining room 19.00 Ft x 12.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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ROYAL LEPAGE BENCHMARK

<http://www.gailbibeau.com/>

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

Other 5.00 Ft x 10.25 Ft

Other 10.00 Ft x 13.00 Ft

Eat in kitchen 15.67 Ft x 12.33 Ft

Living room 17.33 Ft x 17.58 Ft

Foyer 11.00 Ft x 8.42 Ft

Laundry room 10.33 Ft x 7.33 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft