

\$779,900 - 7310 Hughes Avenue, Fort McMurray

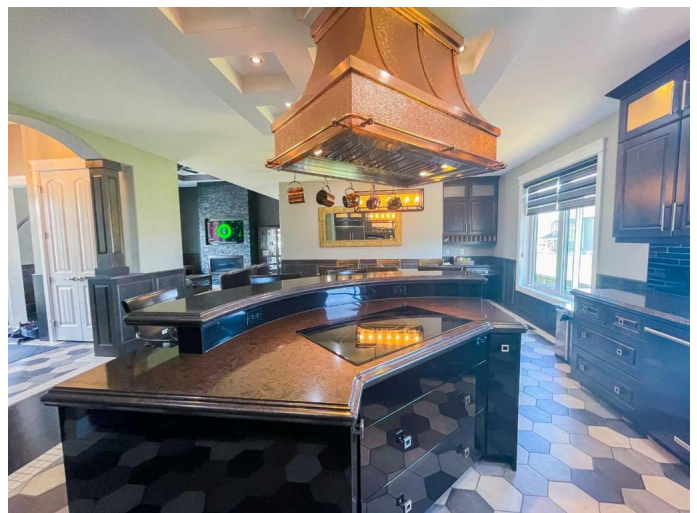
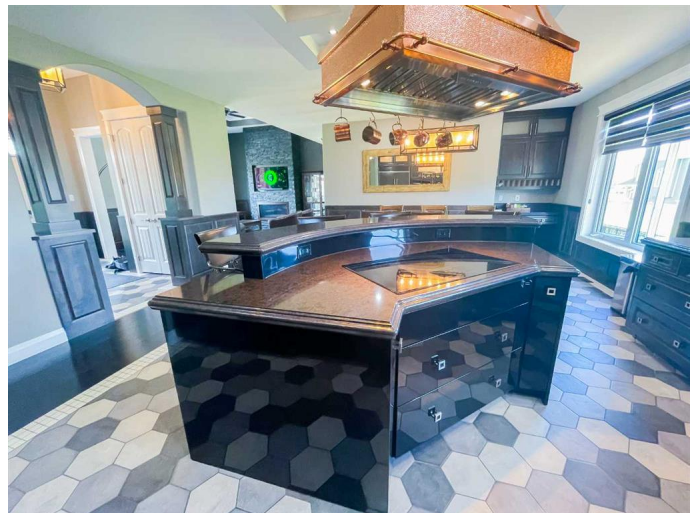
MLS® #A2144074

\$779,900

3 Bedroom, 4.00 Bathroom, 2,257 sqft
Residential on 0.17 Acres

Waterways, Fort McMurray, Alberta

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 mule mugs and is the perfect place to entertain family and friends. There is main floor laundry with additional storage and a built-in ironing board, the back coat room between the house and garage is very spacious with its own deaconâ€™s bench. From there you can enter the attached garage that is any mans dream come true especially if you are into the orange and black, code for Harley Davidson or a mechanic as it has 3 top less garage doors as they openers are located at the sides. Through the secret side door and up a level is the bonus private happy hour room perfect place to watch all the sporting events. Adjacent to that is the roof top lounge, plumbed in with natural gas for your BBQ. privacy screens installed for your convenience.

The basement finished with a large rec room flex room and a 3 pc washroom with an amazing shower and tons of jets, just check out all the amazing pictures. What is not finished but ruffed in is a 2-bedroom legal suite with separate entrance from the outside. Additional building supplies remain behind.

Built in 2017

Essential Information

MLS® #	A2144074
Price	\$779,900
Sold Price	\$769,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,257
Acres	0.17
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7310 Hughes Avenue
Subdivision	Waterways
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1A9

Amenities

Parking Spaces	6
Parking	Additional Parking, Driveway, Front Drive, Gated, Garage Door Opener, Garage Faces Front, Garage Faces Side, Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Steam Room, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Induction Cooktop, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line
Lot Description	Corner Lot, Low Maintenance Landscape, Landscaped, Street Lighting
Roof	Other
Construction	ICFs (Insulated Concrete Forms), Mixed
Foundation	ICF Block

Additional Information

Date Listed	June 25th, 2024
Date Sold	November 26th, 2024
Days on Market	154
Zoning	R1M
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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