\$530,000 - 7104 Hughes Avenue, Fort McMurray

MLS® #A2199254

\$530,000

4 Bedroom, 3.00 Bathroom, 1,266 sqft Residential on 0.12 Acres

Waterways, Fort McMurray, Alberta

Welcome to 7104 Hughes Avenue: Located in the peaceful neighbourhood of Waterways, this stylish and completely updated home stands out with its beautiful interior finishes and perfect layout. You'll be steps away from tennis courts, parks, playgrounds, and scenic areas to enjoy year-round. This turnkey home boasts pride of ownership inside and out, featuring a new furnace, central A/C, hot water tank (2019), and a beautifully landscaped backyard.

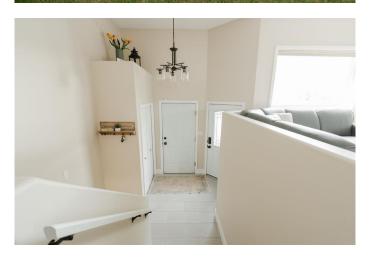
The long driveway comfortably accommodates four vehicles, recreational toys or a camper, leading to an attached double car garage. The exterior has been updated with modern vinyl siding, new shingles, windows, fascia, and eaves (2016), enhancing the home's curb appeal.

Inside, a spacious entry welcomes you with an updated chandelier matching the new light fixtures throughout the home. Wall mouldings add to the modern aesthetic, complemented by luxury vinyl plank floors, high baseboards, and custom window treatments. The main living space is open and inviting, featuring a beautiful white kitchen with quartz countertops and stainless steel appliances (all replaced in 2016). The eat-in kitchen offers tiled floors and direct access to the back deck for easy indoor/outdoor dining and entertaining.

The main level hosts three bedrooms,







including the spacious primary suite with a walk-in closet and a four-piece ensuite bathroom. The second and third bedrooms are also generous in size, with a four-piece bathroom conveniently situated between them.

The lower level features an incredible family room with large windows that bring in abundant natural light. The family room includes a wet bar and ample space for workout equipment and an oversized sectional couch, making it the perfect spot for game night or movie-watching with loved ones. Additionally, you'll find a fourth bedroom, a two-piece bathroom, laundry facilities, and plenty of storage space. The home is also equipped with a water softener to extend the life of your water appliances.

This incredible home truly is a beautiful space you'II be proud to call your own. Schedule a private tour today!

2

Built in 2000

Essential Information

MLS®# A2199254 Price \$530,000

4 Bedrooms

3.00 Bathrooms Full Baths

Half Baths 1

1,266 Square Footage Acres 0.12 Year Built 2000

Residential Type Sub-Type Detached Style Bi-Level Status Active

Community Information

Address 7104 Hughes Avenue

Subdivision Waterways

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9H 5J7

Amenities

Parking Spaces 6

Parking Double Garage Attached, Driveway, Front Drive, Garage Door Opener,

Garage Faces Front, Gravel Driveway, Parking Pad, RV Access/Parking

of Garages 2

Interior

Interior Features Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage,

Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air
Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Private Yard

Lot Description Back Yard, Front Yard, Garden, Landscaped, Lawn, Standard Shaped

Lot, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 7th, 2025

Days on Market 119

Zoning R1

Listing Details

Listing Office The Agency North Central Alberta

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.