

# \$319,900 - 16, 120 Warren Way, Fort McMurray

MLS® #A2177948

**\$319,900**

4 Bedroom, 4.00 Bathroom, 1,417 sqft

Residential on 0.04 Acres

Wood Buffalo, Fort McMurray, Alberta

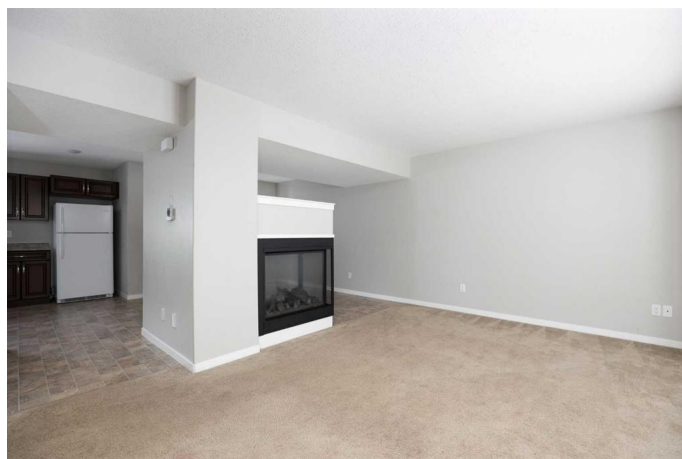
**LOW CONDO FEES, 4-BEDS, 3.5-BATHS, ATTACHED GARAGE W/ DRIVEWAY & 2 ADDITIONAL TITLED PARKING STALLS.**

This 2018-built townhome is in turn-key condition and ready for immediate possession. Ethan Estates is located in Wood Buffalo, close to nature trails, a golf course, fine dining, and many parks. The neighbourhood is affluent in family quality and close to major amenities. The layout of this home is cozy and functional, as your main level is an open concept with a large living room, dining space, and kitchen. The basement is fully finished with a bedroom and its very own ensuite. Ethan Estates, YOUR NEW HOME!

Built in 2018

## Essential Information

MLS® #	A2177948
Price	\$319,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,417
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey



Status	Active
--------	--------

### Community Information

Address	16, 120 Warren Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5J4

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Off Street, Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached, Stall, Titled
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	November 8th, 2024
Days on Market	178
Zoning	R3

# Listing Details

Listing Office                      RE/MAX Connect

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.