\$599,888 - 193 Warren Way, Fort McMurray

MLS® #A2206926

\$599,888

5 Bedroom, 3.00 Bathroom, 1,368 sqft Residential on 0.11 Acres

Wood Buffalo, Fort McMurray, Alberta

BACKING GREENSPACE, FULLY DEVELOPED 5 BEDROOM, 3 BATHS, NO CARPET, ENGINEERED HARDWOOD FLOORS, SEPARATE ENTRANCE, 9 FT CEILINGS, CENTRAL AIR, AND BUILT IN 2017. With over 2500 sq ft of living space, this move in ready home will check off all the boxes. You enter the home to a large front foyer and take note of the vaulted ceilings, and beautiful stair rails, and staircase that leads to a lovely freshly painted open-concept living area covered in engineered hard wood floors. The great room has oversized windows, a stone faced-feature wall with gas fireplace and built-in shelving. The great room opens to your large dining room and then your kitchen with custom cabinets, large moveable island, quartz countertops, black stainless appliances, backsplash, and a massive walk-in pantry. This main level continues with 2 large bedrooms, and 2 bathrooms. The Primary bedroom offers a walk-in closet, and a stunning ensuite featuring double sinks, and a walk-in STEAM SHOWER. The fully finished lower level has 3 huge bedrooms, a laundry room, full bathroom, and family room. This lower level offers a bright airy space with oversized above-ground windows. In addition, you have a separate entrance. Other features of this turn-key home is a large main level mud room with laundry room, and direct access to your oversized double attached heated garage. On the exterior of the home you have a fully finished and landscaped yard backing







greenspace, shed and more. This home is perfectly located in the neighborhood of Wood Buffalo, close to Thickwood golf course, walking distance to children's parks, and more. Call today for your personal tour.

Built in 2017

Essential Information

MLS® # A2206926 Price \$599,888

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,368
Acres 0.11
Year Built 2017

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

Community Information

Address 193 Warren Way
Subdivision Wood Buffalo
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 5H9

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Kitchen Island,

Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stone

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025

Days on Market 27 Zoning R2

Listing Details

Listing Office COLDWELL BANKER UNITED

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