

# \$290,000 - 26, 120 Warren Way, Fort McMurray

MLS® #A2222412

**\$290,000**

3 Bedroom, 3.00 Bathroom, 1,349 sqft

Residential on 0.00 Acres

Wood Buffalo, Fort McMurray, Alberta

Immaculate Townhouse in Desirable Wood Buffalo

Welcome to this beautifully maintained, fully developed townhouse in the highly sought-after Wood Buffalo

neighborhoodâ€”just minutes from the Fort McMurray Golf Course. This home offers the perfect combination of comfort, style, and convenience, making it ideal for families, professionals, or investors seeking a turnkey property.

Step inside to discover a thoughtfully designed layout featuring three spacious bedrooms, including two upstairs bedrooms each with their own private en-suite

bathroomsâ€”offering privacy and comfort for every member of the household. Youâ€™ll also love the convenience of upstairs laundry, making daily chores a breeze. The main floor showcases updated flooring throughout, a modern kitchen with sleek stainless steel appliances, quartz countertops, and elegant white cabinetry. A cozy 3-way fireplace creates a warm and inviting ambiance, seamlessly connecting the generous living and dining areas. A stylish 2-piece powder room completes the main level. The fully finished basement includes the third bedroom, utility room, and direct access to the attached garageâ€”ideal for guests, teenagers, or a home office setup. Step out onto your private back deck to unwind and take in the peaceful surroundings of nature. This home is also equipped with central air conditioning for



year-round comfort, and also features an attached garage tastefully finished with epoxy flooring. Whether you're looking for a family-friendly home or a smart investment opportunity, this property checks all the boxes. Donâ€™t miss your chanceâ€”book your personal tour today!

Built in 2018

**Essential Information**

MLS® #	A2222412
Price	\$290,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,349
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	26, 120 Warren Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5J4

**Amenities**

Amenities	Visitor Parking, Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Granite Counters
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 19th, 2025
Days on Market	76
Zoning	R3

## Listing Details

Listing Office	EXP REALTY
----------------	------------

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.