

\$599,000 - 153 Warren Road, Fort McMurray

MLS® #A2252755

\$599,000

6 Bedroom, 5.00 Bathroom, 2,313 sqft
Residential on 0.10 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 153 Warren Road! This custom-built home is in the HIGHLY DESIRED neighborhood of Wood Buffalo – this neighborhood is walking distance to schools (public, catholic, elementary or high school) surrounded by green space in any direction you go, has several parks within the neighborhood as well as a brand-new water park which is set to open September 11, 2025. It also has quick access to the birchwood trail system, a convenience store, a golf course and a family friendly restaurant.

Your new home is tucked away on the quiet corner of warren road. From the covered front porch – that is perfect for spending those early mornings or late nights watching a good storm or reading a good book - to the fenced in side yard, that can help keep the kids or the pets in without worry, this home will surely catch your eye.

At the back of your new house, there is a concrete parking pad big enough to fit two cars with room for an additional car off to the side of that if you wish. There is also an attached DOUBLE heated garage which is two more additional parking spaces for a total of 5 parking spaces - making this a perfect home for entertaining.

As you walk into your new house, you will be greeted by open concept living, high ceilings and LOTS of natural lighting. The floor plan flows very nicely – starting with the living room which has a gas fireplace. The kitchen was CUSTOM BUILT with lots of cabinet



space, QUARTZ countertops, STAINLESS STEEL APPLIANCES and a LARGE island/Breakfast Bar where you can easily envision family or friends hanging out. Let's also not forget about the WALK IN PANTRY which offers ADDITIONAL kitchen storage space. There is a 2 PC bath on the main level with DIRECT access to the attached garage as well - PERFECT to clean kids or shift workers dirty hands quickly after a long day!

The upper level has a laundry room with washer and dryer as well as four bedrooms. If you're looking for a home that has more than one ensuite(s) look no further - Two of the bedrooms on the upper level including the main bedroom have their own ENSUITE(s). The primary bedroom has a walk-in closet with CUSTOM shelving where you finally have the space you deserve for all your things! The PRIMARY ENSUITE is a MUST SEE, it includes a LARGE JETTED TUB, DOUBLE VANITY AND A STAND-UP SHOWER YOU JUST HAVE TO SEE. The second bedroom with ensuite also has a full walk-in closet with BUILT IN CUSTOM SHELIVING and TILE FLOORS. The remaining two bedrooms on the upper level are spacious enough to fit a king size bed and have full-size closets.

The lower level is JUST ONE permit away from being a LEGAL SUITE. It is a finished FULL basement suite with a separate entrance and in the lower level you will find a kitchen with BUILT-IN STAINLESS-STEEL APPLIANCES, lots of natural lighting, stacked washer and dryer, a full bathroom and two good size bedrooms.

Book a showing with your favorite realtor today!

Built in 2017

Essential Information

MLS® #	A2252755
Price	\$599,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,313
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	153 Warren Road
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5H8

Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optics Available, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Alley Access, Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	18
Zoning	R1S

Listing Details

Listing Office	3% REALTY FORT MCMURRAY
----------------	-------------------------

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.