



THE
A-TEAM

**RE/MAX
FIRST**

120 WARREN Way #25, Fort McMurray T9H5J4

MLS® #: **A2115373**

Area: **Wood Buffalo**

Listing Date: **03/13/24**

List Price: **\$319,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2018**

Lot Information

Lot Sz Ar: **1,636 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,306**
Low Sqft:
Ttl Sqft: **1,306**

DOM

48

Layout

Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Landscaped,Street Lighting**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Double Vanity,High Ceilings,Laminate Counters,Open Floorplan,See Remarks,Storage,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Second	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Second	13`0" x 10`0"	Bedroom - Primary	Second	16`0" x 10`10"
Kitchen	Main	13`6" x 10`0"	Living Room	Main	15`0" x 10`0"
Dinette	Main	10`0" x 10`0"	Bedroom	Basement	10`0" x 8`0"

Legal/Tax/Financial

Condo Fee:		Title:	Zoning:
\$289		Fee Simple	R3
		Fee Freq:	
		Monthly	
Legal Desc:	0122155		

Remarks

Pub Rmks:	#25- 120 Warren Way- This Townhome is fully developed with a single attached garage. As you enter you will find a nice size foyer leading to your main floor. The main floor provides lots of natural lighting with large windows and open concept floor plan. The Kitchen features tons of countertop and cupboard space with a large dinette area. The dinette area has direct access to you back deck, great for bbq'ing, relaxing or entertaining guests. The dinette and kitchen area are Open to The oversized living room that has vinyl plank flooring and a gas fireplace. Let's head upstairs where you will find two massive bedrooms both equipped with their own En-suite bathrooms. The Primary room has a walk through closet leading to you 5 piece en-suite and double vanity. The second bedroom features a large closet and a 4 pce bathroom. The basement is fully developed with a 3rd bedroom and 4 pce bathroom as well as a laundry area. The attached garage also boasts a storage area providing you with extra space.
Inclusions:	Fridge, stove, dishwasher, washer, dryer, microwave, window, coverings, garage door opener, plus one remote
Property Listed By:	COLDWELL BANKER UNITED

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800