

188 WARREN Road, Fort McMurray T9H 5H8

Heating:

MLS®#: **A2134310** Area: **Wood Buffalo** Listing **05/25/24** List Price: **\$494,900**

Status: Active County: Wood Buffalo Change: -\$27k, 12-Aug Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Fort McMurray

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Year Built: 2000
Lot Information

Lot Sz Ar: Lot Shape: o<u>n</u> 5,095 sqft

3,033 5

Access:

Lot Feat: Back Yard,Front Yard,Lawn,Landscaped
Park Feat: Concrete Driveway.Double Garage Attac

Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces

1,399

1,399

DOM

114

<u>Layout</u>

5 (2 3) 3.0 (3 0)

Bi-Level

4 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

Front, Heated Garage, Insulated, Parking Pad, Side By Side

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

Utilities and Features

Roof: Asphalt Shingle Construction:

Forced Air Vinyl Siding

Sewer: Flooring:

Ext Feat: Private Yard Carpet, Hardwood, Laminate

Water Source: Fnd/Bsmt: **Poured Concrete**

Poured Control Air Conditionar Biologophus Control (c) Missey Poured Control (c)

Kitchen Appl: Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Int Feat: Central Vacuum,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	9`9" x 5`0"	4pc Ensuite bath	Main	8`6" x 8`0"
Bedroom	Main	9`3" x 12`5"	Breakfast Nook	Main	5`3" x 13`11"
Dining Room	Main	13`5" x 6`9"	Foyer	Main	8`5" x 11`8"
Kitchen	Main	13`5" x 6`9"	Living Room	Main	18`5" x 18`4"
Bedroom - Primary	Main	12`0" x 16`1"	4pc Bathroom	Basement	9`7" x 4`10"
Bedroom	Basement	14`7" x 10`9"	Bedroom	Basement	13`7" x 11`3"
Bedroom	Basement	14`11" x 10`9"	Family Room	Basement	20`5" x 17`6"

Office	Basement	8`7" x 14`6"	Furnace/Utility Room Legal/Tax/Financial	Basement	9`7" x 10`5"			
Title:		Zoning:						
Fee Simple		R2						
Legal Desc:	0021165		Remarks					
Pub Rmks: Inclusions: Property Listed By:	quiet setting, parks, curb appeal is enhan an additional two spo where a large window eat-in kitchen for me fenced yard, perfect floor, complete with additional bedrooms great office space, pl ready for new owner	Welcome to 188 Warren Road: This bright and cheerful five-bedroom, three-bath bi-level home is located in the serene community of Wood Buffalo, known for its quiet setting, parks, playgrounds, and trails. Enjoy being just a stone's throw away from the Fort McMurray Golf Club and Bear and Buffalo Restaurant. The home curb appeal is enhanced by yellow siding, a covered front porch, and updated shingles (2016). The front concrete driveway provides parking for two vehicles, wit an additional two spots available in the heated attached double car garage. A spacious entryway welcomes you inside. Head up a few steps to the living room, where a large window overlooks the front yard and a gas fireplace keeps the space cozy year-round. Adjacent to the living room is a dining area, or you can use t eat-in kitchen for meals. The kitchen features updated stainless steel appliances, an island, and a pantry for extra storage space. The back deck overlooks the function from the feed yard, perfect for accommodating a fire pit or other outdoor essentials to enjoy the warmer summer months. The primary bedroom is located on the main floor, complete with a spacious ensuite bathroom and a walk-in closet. Another bathroom and bedroom complete the main floor. The lower level hosts three additional bedrooms and a third four-piece bathroom. A spacious family room is ideal for movie nights or watching the game, and a nook next to the stairs create great office space, play area, or spot for your workout equipment. Having been lovingly maintained by the original owners for nearly twenty years, this home is ready for new owners to make it their own. Schedule a private tour and make this your new home sweet home. Furniture included, garage heater. The Agency North Central Alberta						

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