



THE
A-TEAM

**RE/MAX
FIRST**

188 WARREN Road, Fort McMurray T9H 5H8

MLS®#: **A2134310**

Area: **Wood Buffalo**

Listing Date: **05/25/24**

List Price: **\$494,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$27k, 12-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2000**
Lot Information
Lot Sz Ar: **5,095 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,399**
Low Sqft:
Ttl Sqft: **1,399**

DOM

114
Layout
Beds: **5 (2 3)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room	Level	Dimensions
3pc Bathroom	Main	9`9" x 5`0"
Bedroom	Main	9`3" x 12`5"
Dining Room	Main	13`5" x 6`9"
Kitchen	Main	13`5" x 6`9"
Bedroom - Primary	Main	12`0" x 16`1"
Bedroom	Basement	14`7" x 10`9"
Bedroom	Basement	14`11" x 10`9"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`6" x 8`0"
Breakfast Nook	Main	5`3" x 13`11"
Foyer	Main	8`5" x 11`8"
Living Room	Main	18`5" x 18`4"
4pc Bathroom	Basement	9`7" x 4`10"
Bedroom	Basement	13`7" x 11`3"
Family Room	Basement	20`5" x 17`6"

