



THE
A-TEAM

**RE/MAX
FIRST**

221 WANIANDY Way, Fort McMurray T9H5L9

MLS®#: **A2139653**

Area: **Wood Buffalo**

Listing Date: **06/07/24**

List Price: **\$569,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2002**

Finished Floor Area
Abv Sqft: **1,430**
Low Sqft:
Ttl Sqft: **1,430**

Lot Information

Lot Sz Ar: **5,458 sqft**
Lot Shape:

DOM

101
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers,High Ceilings,Laminate Counters,Pantry,See Remarks,Sump Pump(s),Suspended Ceiling,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Main	14`0" x 10`0"
Kitchen	Main	16`0" x 14`0"
Bedroom - Primary	Main	14`11" x 14`0"
Laundry	Basement	13`0" x 12`0"
Bedroom	Basement	13`0" x 10`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	14`10" x 10`0"
Dinette	Main	10`0" x 8`0"
Living Room	Main	18`0" x 16`0"
Foyer	Main	9`0" x 8`0"
Bedroom	Basement	13`0" x 8`0"

Title: **Fee Simple**
Legal Desc: **0123309**

Zoning: **R1**

Remarks

Pub Rmks: **221 Waniandy Way- This absolutely stunning home is sure to impress; located on a quiet street with jaw dropping curb appeal and a 24x24 attached heated Garage. Your bi-level offers a massive foyer as you enter leading you to the oversized living room space. Your living room gives an abundance of natural lighting with over sized windows, Vaulted ceilings, Hardwood flooring and a gas fireplace. The massive eat in kitchen also features vaulted ceilings, and oversized ceramic tiles. Your kitchen gives you lots of countertop and cupboard space with a corner pantry with built in shelving and a large dining area. The dining area gives direct access to your large back deck with low maintenance railings and fully fenced yard. Your cabinets are a clean crisp white with wood trim, newer stainless steal appliances. The main floor features 3 large bedrooms, including the primary suite. The Primary room has large double closets with a full 4 piece bathroom, newer flooring, fresh paint large windows looking into the backyard area. You will also find a full 4 piece bathroom on the main floor. The basement is fully developed and completely upgraded. As you enter the basement you are greeted with a large landing; barn doors entering the recreation room. The recreational room is completed with high ceilings, lots of natural lighting and a gorgeous stone surround drawing your eye to the beautiful recessed electric fireplace. You have full sized windows throughout the basement, two more bedrooms, a large fully finished laundry room and a completely refinished basement bathroom with floating vanity. This home is sure to impress, Your home has been freshly painted throughout and tons of gorgeous renovations have been completed including but not limited to newer shingles, heated garage, painted throughout, newer baseboards, newer door trim, newer appliances, Central A/C, shed in the backyard, newer insulation, fully and beautifully landscaped, fully fenced, oversized garage, it doesn't stop there this home is a must see !!!! call today to book your private viewing !!!**

Inclusions: **Fridge, stove, microwave, dishwasher, washer, dryer, all window coverings, Central A/C , Air conditioner cover, shed, garage door opener with two remotes**

Property Listed By: **COLDWELL BANKER UNITED**

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