



THE
A-TEAM

**RE/MAX
FIRST**

113 WOOD BUFFALO Way, Fort McMurray T9K 1W5

MLS®#: **A2140998**

Area: **Wood Buffalo**

Listing Date: **06/13/24**

List Price: **\$950,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2000**
Lot Information
Lot Sz Ar: **31,363 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,107**
Low Sqft:
Ttl Sqft: **2,107**

DOM

161
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Many Trees,Private,See Remarks,Treed,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Double Oven,Electric Oven,Microwave,Range Hood**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 6`0"
Dining Room	Main	10`9" x 8`10"
Foyer	Main	12`6" x 9`3"
Living Room	Main	15`6" x 14`9"
4pc Bathroom	Second	6`10" x 8`11"

Room	Level	Dimensions
Breakfast Nook	Main	11`10" x 8`6"
Family Room	Main	16`7" x 15`1"
Kitchen	Main	11`10" x 11`3"
Office	Main	10`9" x 10`9"
5pc Ensuite bath	Second	11`11" x 8`6"

Bedroom
Bedroom - Primary
Bedroom
Game Room

Second
Second
Basement
Basement

10`3" x 10`10"
14`10" x 14`6"
10`6" x 14`6"
16`3" x 23`0"

Bedroom
3pc Bathroom
Bedroom
Storage

Second
Basement
Basement
Basement

10`1" x 10`10"
9`5" x 5`6"
10`4" x 10`10"
15`4" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9723028

Zoning:
R1E

Remarks

Pub Rmks:

31,216 sq ft Lot! Exclusive and Private! Welcome to 113 Wood Buffalo Way. Opportunities like this only come around so often! Here is your chance to own a custom two storey home on one of Fort McMurray's most sought after streets! This 2,107 sq ft, 5 bedroom, 3 & 1/2 bath two storey sits in the heart of Wood Buffalo on 0.72 acres. This executive style home offers large windows, formal dining room, pristine hardwood floors and a spacious but welcoming living room with custom feature wall, built in shelving and a cozy gas fireplace. Enjoy prepping dinners in the chef's dream kitchen that is complete with a large granite centre island, built in double wall oven, glass tile backsplash and soft close cabinets. There is convenient back door access to the oversized 1,300 sq ft deck complete with duradec cover and gazebo. The main level also includes a separate bright office space, ideal for working from home. The upper level of this beautifully maintained home offers 3 spacious bedrooms with hardwood floors. The master bedroom is complete with a 5 piece ensuite bath that features a stand up shower, dual vanities with custom cabinetry, soaker tub and access to the walk in closet! There are 2 additional spacious bedrooms and another 4 piece bathroom on the upper level. The basement of this one of a kind property features engineered floors, 16'3" x 23' sq ft rec space, large storage room, 2 additional bedrooms and a full bathroom. This property is finished off with a custom landscaped circular driveway that leads to a 20'10" x 25'2" sq ft attached heated garage. Lastly you will enjoy the luxury of a large, private yard with mature trees and plenty of room to add additional landscaping, shed/garage or even a backyard rink! Call or Text to line up your private viewing today!

Inclusions:
Property Listed By:

**fridge, stove, dishwasher, washer, dryer, microwave, garage remote, a/c
ROYAL LEPAGE BENCHMARK**

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