



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 WANIANDY Way, Fort McMurray T9H 5L8**

MLS®#: **A2141367**

Area: **Wood Buffalo**

Listing **06/14/24**

List Price: **\$509,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$25k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2001**

Finished Floor Area  
Abv Sqft: **1,368**  
Low Sqft:  
Ttl Sqft: **1,368**

Lot Information

Lot Sz Ar: **5,495 sqft**  
Lot Shape:

DOM

**94**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Landscaped**  
Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

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

Construction:  
**Mixed**  
Flooring:  
**Carpet, Laminate, Linoleum**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat:  
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 17`7"
Dining Room	Main	12`8" x 11`9"
Bedroom	Main	12`7" x 10`6"
4pc Bathroom	Main	5`0" x 8`0"
Game Room	Basement	10`9" x 38`5"
4pc Bathroom	Basement	7`7" x 4`11"
Storage	Basement	12`2" x 4`1"

Room	Level	Dimensions
Kitchen	Main	12`8" x 9`9"
Bedroom - Primary	Main	16`0" x 15`3"
Bedroom	Main	12`7" x 13`11"
4pc Ensuite bath	Main	4`11" x 7`5"
Bedroom	Basement	14`3" x 12`2"
Laundry	Basement	11`6" x 6`4"
Bedroom	Basement	10`5" x 13`10"

Title: **Fee Simple**  
 Zoning: **R1**  
 Legal Desc: **0123309**

Remarks

Pub Rmks: **This beautiful & bright family home close to the gorgeous Thickwood Golf Course & also other amenities. It is a 1368 sqft Bi-Level that is perfect for the whole family! You are welcomed into a nice entry way that leads up the stairs to a warm & cozy living rm featuring a gas fireplace to sit around on these cold rainy nights! The kitchen is full of huge windows making it so bright with tons of natural light! It has lots of cabinets & ample countertop space that includes a breakfast nook that opens to the dining area & a back door leading to the deck & a fully fenced backyard making it all great for entertaining. There are 3 great-sized bedrooms on the main level. The master features a walkin closet & a 4 pc ensuite! One of the other rms actually has 2 huge closets that's perfect for your teenage daughter! There is also a main 4pc bathroom on this floor for the kids & guests. The basement has a family room with another gas fireplace plus a games room area, great for computer desks. There are 2 more lrg bedrms & another full bathrm , plus an actual laundry rm that you can close the door behind you to hide the piles! The attached double heated garage is perfect for all your toys/cars or set up a man cave! The roof was just redone in 2016. This home also features central A/C, brand new carpet in the upstairs bedrooms and was freshly painted in the basement and some of the main floor. Don't miss this great family home! Call today!**

Inclusions: **Fridge, stove, dishwasher, Microwave, washer, dryer, existing window coverings, Central A/C, 2 wall cabinets in the garage, garage door opener & remote, garage heater, laundry room cabinets and 1 fridge in the garage**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







