



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**197 WANIANDY Way, Fort McMurray T9H 3Z8**

MLS® #: **A2152196**      Area: **Wood Buffalo**      Listing Date: **07/24/24**      List Price: **\$499,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **2002**      Abv Sqft: **1,253**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,489 sqft**      Ttl Sqft: **1,253**  
 Lot Shape:

DOM

**54**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Acreage with Residence, Bi-Level**

Parking

Ttl Park: **0**  
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit**

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

Kitchen Appl: **See Remarks**  
 Int Feat: **Breakfast Bar, Closet Organizers, French Door, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`3" x 14`5"
Dining Room	Main	13`8" x 8`10"
Bedroom - Primary	Main	12`5" x 15`4"
Bedroom	Main	10`8" x 11`3"
Family Room	Lower	23`7" x 15`10"
4pc Bathroom	Lower	10`1" x 5`4"
Furnace/Utility Room	Lower	15`3" x 9`4"

Room	Level	Dimensions
Kitchen	Main	13`8" x 12`8"
4pc Bathroom	Main	4`11" x 7`10"
Bedroom	Main	9`0" x 10`2"
4pc Bathroom	Main	4`11" x 7`10"
Bedroom	Lower	14`8" x 10`9"
Den	Lower	13`5" x 11`8"
Storage	Lower	10`1" x 5`0"

