

197 WANIANDY Way, Fort McMurray T9H 3Z8

MLS®#: A2152196 **Wood Buffalo** Listing 07/24/24 List Price: \$499,900 Area:

Status: Active County: **Wood Buffalo** Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town: Fort McMurray

Year Built: 2002 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area

Abv Saft: Low Sqft:

Ttl Sqft: 5,489 sqft

1,253

1,253

Parking

DOM

Layout

Beds:

Baths:

Style:

54

Ttl Park: 0 2 Garage Sz:

4 (3 1)

3.0 (3 0)

Acreage with

Residence, Bi-Level

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Vinyl Siding Flooring:

Sewer:

Fire Pit Carpet, Hardwood, Tile Ext Feat:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`3" x 14`5"	Kitchen	Main	13`8" x 12`8"
Dining Room	Main	13`8" x 8`10"	4pc Bathroom	Main	4`11" x 7`10"
Bedroom - Primary	Main	12`5" x 15`4"	Bedroom	Main	9`0" x 10`2"
Bedroom	Main	10`8" x 11`3"	4pc Bathroom	Main	4`11" x 7`10"
Family Room	Lower	23`7" x 15`10"	Bedroom	Lower	14`8" x 10`9"
4pc Bathroom	Lower	10`1" x 5`4"	Den	Lower	13`5" x 11`8"
Furnace/Utility Room	Lower	15`3" x 9`4"	Storage	Lower	10`1" x 5`0"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R1 Legal Desc: 0123309 Remarks Pub Rmks: 197 Waniandy Way, nestled in the community of Wood Buffalo. Ideally situated near the golf course, splash park, and an extensive trail system, providing ample opportunities for recreation and relaxation. Step inside to find a spacious, well-lit kitchen featuring an eat-up peninsula, stainless steel appliances, and large windows. The kitchen is thoughtfully designed with a coffee bar that offers additional storage, a large wall pantry, and a generous dining area. From here, you have access to a back deck equipped with a natural gas BBO hookup, perfect for outdoor entertaining. This bi-level home offers a versatile layout with three bedrooms on the upper level and one bedroom plus a den/bonus room on the lower level. The primary bedroom includes a walk-in closet and a private 4-piece bathroom. Downstairs, the expansive family/rec room is ideal for movie nights, boasting dimmable lights, a TV projector, surround sound, and a cozy natural gas fireplace. The adjacent bonus room can serve as an office, den, or extra bedroom. The lower level also houses a large fourth bedroom and a 4-piece bathroom, alongside plenty of storage space, including a dedicated storage room and additional space under the stairs. The laundry room is conveniently located down the hall. Outside, the fully fenced backyard offers privacy and security, with an enclosed area under the deck providing extra storage. A shed at the side of the house adds to the storage options. The driveway accommodates parking for three vehicles, with additional space beside the house for a boat or camper. Also you have an attached heated 21x23 garage. Call to set up your tour today! Inclusions: Window Coverings, Fridge, Stove, OTR Microwave, Dishwasher, Bathroom cabinet, Bathroom Shelving, Projection TV with equipment, TV mounting bracket in basement bedrooms, Washer, Dryer, Air Conditioner, Shed, Garage Heater, Garage Overhead opener. Property Listed By: **COLDWELL BANKER UNITED**

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