



THE
A-TEAM

**RE/MAX
FIRST**

120 WARREN Way #26, Fort McMurray T9H 5J4

MLS® #: **A2157833** Area: **Wood Buffalo** Listing Date: **08/14/24** List Price: **\$319,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **1 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,334**
 Low Sqft:
 Ttl Sqft: **1,334**

DOM

35
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Courtyard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Lower	10`1" x 13`3"	Bedroom	Lower	12`11" x 8`10"
Storage	Lower	9`4" x 5`9"	Furnace/Utility Room	Lower	3`11" x 8`0"
2pc Bathroom	Main	5`10" x 4`11"	Dining Room	Main	9`7" x 11`4"
Kitchen	Main	13`9" x 15`9"	Living Room	Main	16`4" x 15`8"
4pc Ensuite bath	Second	8`1" x 5`6"	4pc Ensuite bath	Second	9`9" x 8`0"
Bedroom	Second	13`3" x 15`3"	Bedroom - Primary	Second	16`6" x 20`6"

Legal/Tax/Financial

Condo Fee:
\$289

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0122155**

Remarks

Pub Rmks: **Welcome to 26-120 Warren Way: This fully developed townhouse in the highly sought-after Wood Buffalo neighborhood offers a perfect blend of comfort and convenience. This move-in ready, meticulously maintained home is ideal for those looking for a hassle-free transition and is just minutes from the Fort McMurray Golf Course. This home boasts 3 well-appointed bedrooms, with 2 located upstairs, each featuring its own private en-suite, and upstairs also features the conveniently situated laundry. The main floor impresses with updated flooring throughout, a spacious kitchen that is equipped with sleek stainless steel appliances, quartz countertops and beautiful white cupboards. The main floor also features a 2 pc bathroom, dining room, and a cozy 3-way fireplace that adds warmth and ambiance, which separates the great sized living room and dining area. Downstairs you will find the third bedroom, utility room, and access to your garage. Take a moment on your back deck to sit and enjoy what nature has to offer! This home also has central air! Be sure to schedule your personal tour today!**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings, garage door opener plus remote, AC unit, central vac + attachments**

Property Listed By: **EXP REALTY**

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









