



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 WARREN Way #35, Fort McMurray T9H 5J4**

MLS®#: **A2157927**

Area: **Wood Buffalo**

Listing Date: **08/15/24**

List Price: **\$312,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2018**

Finished Floor Area  
Abv Sqft: **1,432**  
Low Sqft:  
Ttl Sqft: **1,432**

Lot Information

Lot Sz Ar: **10 sqft**  
Lot Shape:

DOM

**34**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Lawn**  
Park Feat: **Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Vinyl Siding**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Refrigerator,See Remarks,Stove(s),Washer**  
Int Feat: **See Remarks,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5`0" x 8`0"
Laundry	Main	7`0" x 5`9"
2pc Bathroom	Second	6`0" x 5`0"
Foyer	Second	9`0" x 5`7"
Living Room	Second	16`0" x 12`7"
4pc Ensuite bath	Third	8`0" x 5`5"
Bedroom - Primary	Third	16`0" x 13`0"

Room	Level	Dimensions
Bedroom	Main	10`6" x 9`6"
Furnace/Utility Room	Main	4`0" x 8`5"
Dining Room	Second	11`4" x 12`4"
Kitchen	Second	13`4" x 10`0"
4pc Ensuite bath	Third	9`9" x 8`0"
Bedroom	Third	13`4" x 16`0"

Condo Fee:  
**\$289**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0122155**

Remarks

Pub Rmks: **BUILT IN 2018! 3 BEDROOMS EACH WITH THEIR OWN ENSUITE! Welcome to Ethan Estates, This well managed condo offers some of the lowest townhome condo fees in the city at only \$288.81/month. Built in 2018 this unit is in excellent condition and is the perfect opportunity for first-time homeowners or those seeking a roommate-friendly layout. You'll love the beautiful craftsmanship with its cream colored cabinetry, stainless steel appliances, and easy to maintain LVP floors that create a modern atmosphere. The main floor welcomes you with a convenient 2PC bathroom and an open-concept layout, perfect for entertaining guests or simply relaxing after a long day. The 3-way gas fireplace adds warmth and ambiance to the space, creating a cozy atmosphere year-round. Upstairs, you'll find your own private oasis with two primary bedrooms, each featuring its own ensuite bathroom for added comfort and convenience. Whether you're sharing the home with roommates or hosting guests, everyone will appreciate the privacy and luxury of their own space. But the perks don't end there - the fully finished basement offers a third bedroom with yet another bathroom, making it ideal for accommodating roommates, teenagers or overnight visitors. Plus, the basement layout includes laundry and access to the attached garage, providing extra storage space for all your needs. And with the low condo fees covering snow removal, water, garbage, professional management, insurance, and common area maintenance, you can enjoy worry-free living year-round. Bonus: central AC keeps you cool and comfortable on hot summer days. Don't let this incredible opportunity slip away - schedule a viewing today and make the highly sought after Ethan Estates your new home sweet home!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, central ac, garage door opener & remote**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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







