



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**228 WARREN Road, Fort McMurray T9H 5J9**

MLS®#: **A2163439**

Area: **Wood Buffalo**

Listing Date: **09/07/24**

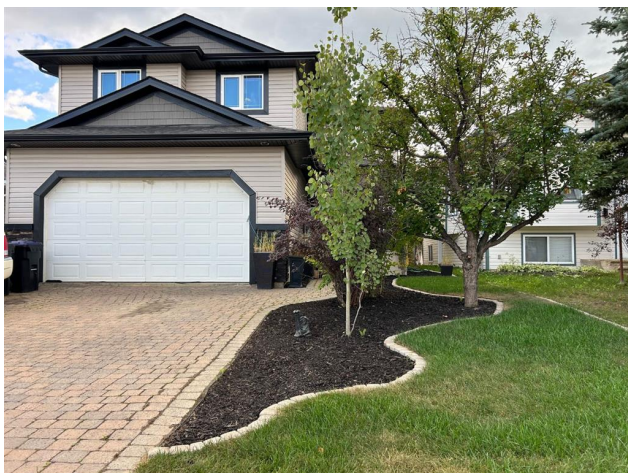
List Price: **\$569,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2000**  
Lot Information  
Lot Sz Ar: **5,089 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,055**  
Low Sqft:  
Ttl Sqft: **2,055**

DOM

**11**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Granite Counters,Jetted Tub,Pantry,Sump Pump(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	20`6" x 13`1"	4pc Ensuite bath	Second	9`10" x 11`10"
Bedroom	Second	12`10" x 9`10"	Bedroom	Second	11`7" x 10`6"
Kitchen	Main	9`1" x 13`1"	Dining Room	Main	9`11" x 13`1"
Living Room	Main	13`4" x 17`6"	Office	Main	9`10" x 11`10"
2pc Bathroom	Main	7`11" x 6`9"	Game Room	Basement	17`0" x 12`6"

**Laundry  
Bedroom**

**Main  
Basement**

**7`11" x 2`9"  
11`1" x 9`2"**

**Family Room  
4pc Bathroom**  
Legal/Tax/Financial

**Basement  
Second**

**17`8" x 11`8"  
7`11" x 6`9"**

Title:  
**Fee Simple**  
Legal Desc:

**0023069**

Zoning:  
**R2**

Remarks

Pub Rmks:

**You will love the great curb appeal this home has to offer. Relax with your coffee on the front porch and watch the birds as they land in the tree out front. Inside you will be greeted with a grand entrance with open space above. The flooring is vinyl plank floor with a grey tone that gives a relaxed spacious feel. Do your work from the main floor office or chill in the spacious living room with a gas fire place and open to the 2nd story. Kitchen has loads of counter and cupboard space featuring granite counter tops, corner pantry and stainless appliances . Eat in kitchen with access to a large back deck. Large windows bring in plenty of light. Finishing off the main living space is the laundry and 2 piece bath which is located directly off the garage leaving the dirt at the door. Upstairs you will find your very private primary bedroom with a spa retreat. Soaker jetted tub with a stand-up shower. Generous walk in closet off the master. Open upstairs also allows for additional sitting area or your favorite piece of furniture. Two good sized bedrooms and a generous size 4-piece bath complete the upstairs. Basement is where you will find a whole new dimension of living with a huge family room and games room and another bedroom. You will not be disappointed with the offerings of this home. Huge renovation after the fire included roof, windows, doors, countertops and more. Backyard is in the process of getting new sod. Close to walking trails, golf course and for the kids, a splash park and park. This is a great family neighborhood with the buses walking distance away.**

Inclusions:  
Property Listed By:

**N/a  
3% REALTY FORT MCMURRAY**

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