



THE
A-TEAM

**RE/MAX
FIRST**

189 WARREN Way, Fort McMurray T9H 5H9

MLS®#: **A2171846** Area: **Wood Buffalo** Listing Date: **10/08/24** List Price: **\$749,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,811 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,140**
 Low Sqft:
 Ttl Sqft: **2,140**

DOM

74
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Greenbelt,No Neighbours Behind,Many Trees,Views**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 5`1"
Foyer	Main	8`7" x 7`3"
Laundry	Main	6`3" x 5`5"
4pc Bathroom	Upper	10`4" x 5`0"
Bedroom	Upper	13`2" x 11`4"
Bonus Room	Upper	17`1" x 18`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`9" x 10`1"
Kitchen	Main	13`9" x 12`9"
Living Room	Main	15`5" x 14`2"
5pc Ensuite bath	Upper	13`0" x 13`0"
Bedroom	Upper	12`0" x 9`0"
Bedroom - Primary	Upper	15`10" x 16`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

0021165

Remarks

Pub Rmks: **Introducing Another Quality Executive Home by Mann Builder! This exceptional property backs onto a serene green space and includes a versatile bonus room, making it a top choice for families seeking space and flexibility. Upon entry, you'll be impressed by the open-concept design of the main floor. The well-equipped kitchen boasts ample storage and elegant quartz countertops, adding a sophisticated touch. The spacious living room, with its cozy gas fireplace, offers a welcoming atmosphere, while hardwood floors throughout the main level provide both style and durability. Plenty of natural light enhances the warmth and charm of this inviting space. The master bedroom is a luxurious retreat, featuring an ensuite bathroom with a double vanity, a large walk-in shower, and ample storage. A generously sized walk-in closet completes this haven. Two additional bedrooms on the main floor offer comfort and versatility for family or guests. The huge bonus room adds extra living space, perfect for relaxation or entertainment. The separate entrance to the unfinished basement opens up a range of possibilities—whether for a legal suite to generate income, extended family accommodation, or a guest area. As an added bonus, a \$5,000 appliance package is included, ensuring you're ready to enjoy your new home from day one. This home exemplifies the quality and craftsmanship Mann Builder is known for. Don't miss your chance to own this exceptional property—contact us today for more information or to schedule a personal tour!**

Inclusions: **\$5000 Appliances Credit**
Property Listed By: **RE/MAX FORT MCMURRAY**

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







