



THE
A-TEAM

**RE/MAX
FIRST**

120 WARREN Way #16, Fort McMurray T9H5J4

MLS®#: **A2177948**

Area: **Wood Buffalo**

Listing Date: **11/08/24**

List Price: **\$319,900**

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**

Finished Floor Area
Abv Sqft: **1,417**
Low Sqft:
Ttl Sqft: **1,417**

DOM

73
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,625 sqft**
Lot Shape:

Parking
Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped**
Park Feat: **Concrete Driveway, Garage Door Opener, Garage Faces Front, Off Street, Single Garage Attached, Stall, Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet, Laminate, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`10" x 5`1"
Kitchen	Main	13`2" x 9`11"
4pc Bathroom	Second	7`10" x 5`0"
Bedroom	Second	11`8" x 10`1"
Bedroom - Primary	Second	14`1" x 13`1"
Bedroom	Basement	10`6" x 9`11"

Room	Level	Dimensions
Dining Room	Main	11`2" x 7`8"
Living Room	Main	17`3" x 16`6"
4pc Ensuite bath	Second	7`9" x 5`4"
Bedroom	Second	11`7" x 8`0"
4pc Bathroom	Basement	7`7" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$299

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0122155**

Remarks

Pub Rmks: **LOW CONDO FEES, 4-BEDS, 3.5-BATHS, ATTACHED GARAGE W/ DRIVEWAY & 2 ADDITIONAL TITLED PARKING STALLS. This 2018-built townhome is in turn-key condition and ready for immediate possession. Ethan Estates is located in Wood Buffalo, close to nature trails, a golf course, fine dining, and many parks. The neighbourhood is affluent in family quality and close to major amenities. The layout of this home is cozy and functional, as your main level is an open concept with a large living room, dining space, and kitchen. The basement is fully finished with a bedroom and its very own ensuite. Ethan Estates, YOUR NEW HOME!**

Inclusions: **Fridge, stove, hood fan, dishwasher, washer and dryer, garage door opener, house key**

Property Listed By: **RE/MAX FORT MCMURRAY**

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





