



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

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

DOM

**143**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

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
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 5`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`1" x 13`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 9`11"</b>

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

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 Connect**

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





