



THE
A-TEAM

**RE/MAX
FIRST**

315 WARREN Road, Fort McMurray T9H 5K2

MLS®#: **A2183624**

Area: **Wood Buffalo**

Listing Date: **12/13/24**

List Price: **\$510,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2005**

Lot Information

Lot Sz Ar: **4,451 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,City Lot,Cleared,Front Yard,Landscaped**
Park Feat: **Double Garage Attached,Front Drive,Garage Faces Front**

DOM

38
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,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: **Bookcases,Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	16`5" x 12`7"
Bedroom	Second	15`8" x 9`8"
4pc Bathroom	Second	
Kitchen	Main	13`5" x 14`1"
2pc Bathroom	Main	
4pc Bathroom	Basement	
Family Room	Basement	15`6" x 16`6"

Room	Level	Dimensions
4pc Ensuite bath	Second	
Bedroom	Second	13`7" x 11`3"
Dinette	Main	13`5" x 19`3"
Living Room	Main	15`5" x 16`7"
Laundry	Main	12`0" x 5`6"
Bedroom	Basement	9`8" x 14`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

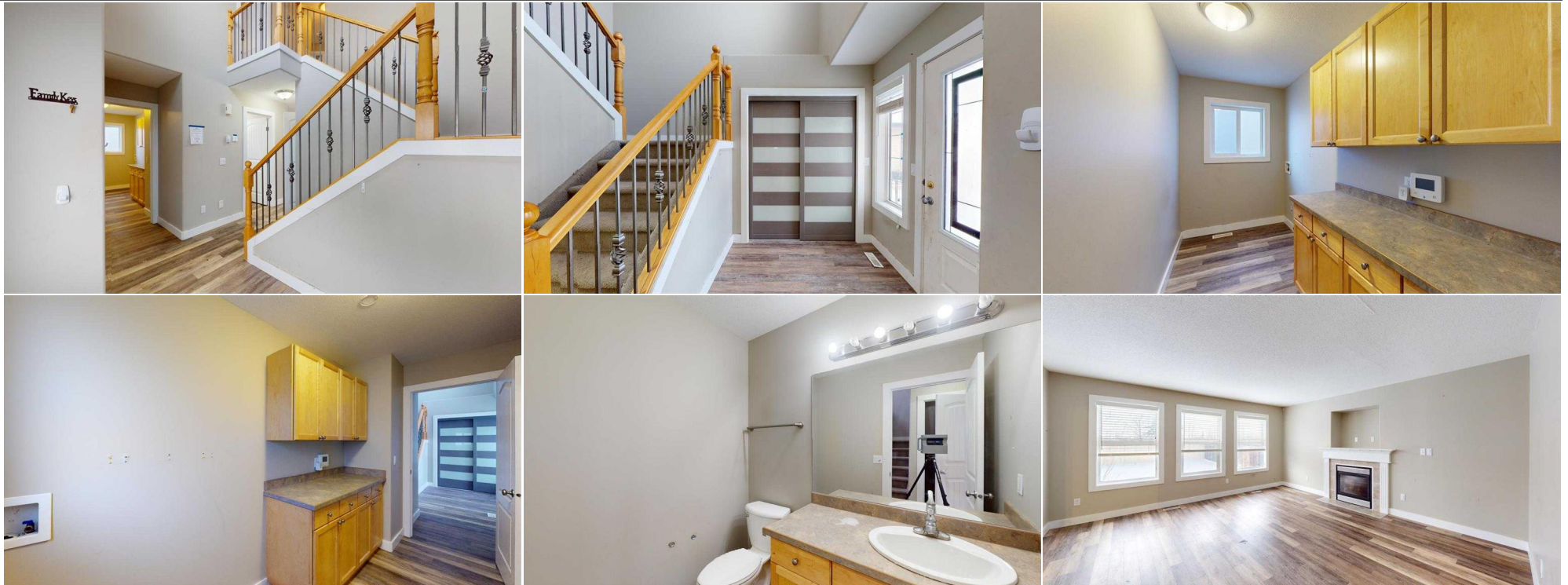
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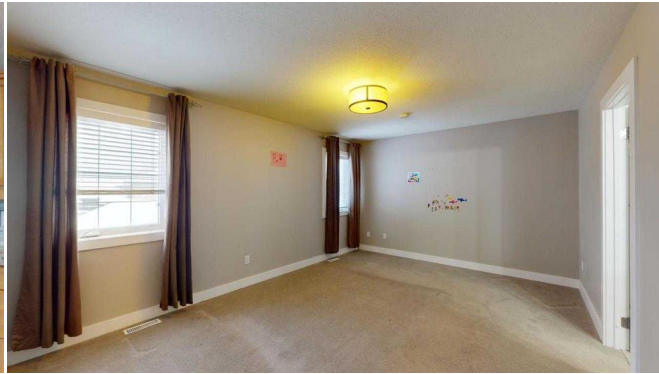
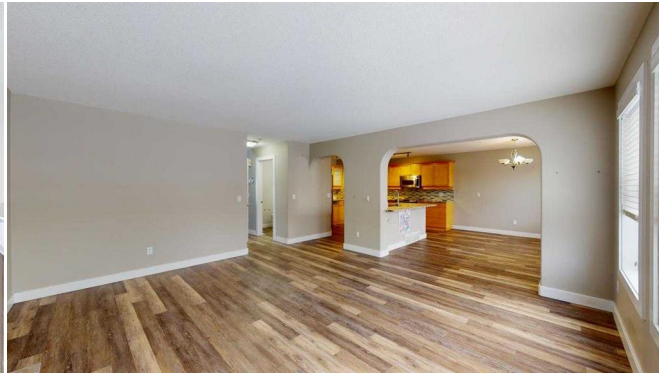
Remarks

Pub Rmks: **Located in the heart of Wood Buffalo, this two story home is waiting for you! The main floor boasts a bright eat-in kitchen with on of cabinet space and granite counter tops and overlooks the large living room with gas fire place. Conveniently located on this level is the laundry room with built in cabinets. Just around the corner is the 2 piece bathroom. Upstairs, you will find 3 good sized bedrooms including the primary bedroom boasting a walk-in closet and a 4 piece en-suite. Down the hall is another 4 piece bathroom. The basement features a family room with gas fire place and built ins, 4th bedroom and another 4 piece bathroom. There is lots of room for storage on this level as well. And do not forget about the awesome fenced backyard with no neighbour behind and large deck. There is lots of room for parking with a double attached garage and parking in front. Property is sold "as is, where is"**

Inclusions:
Property Listed By: **People 1st Realty**

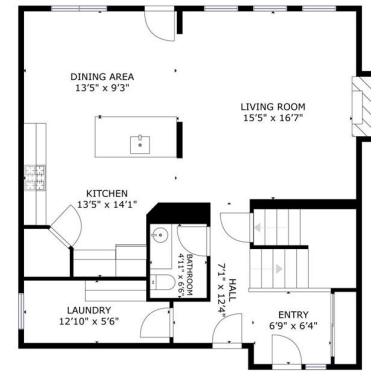
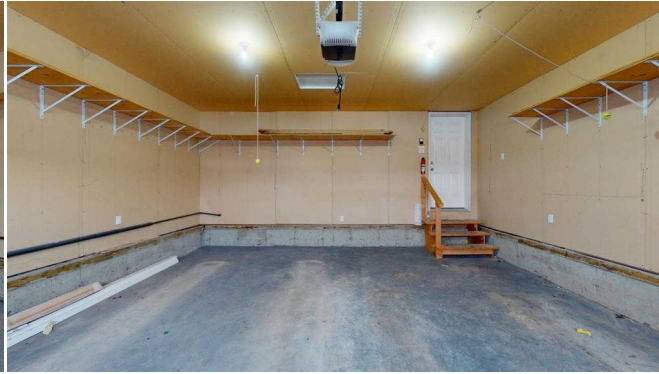
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











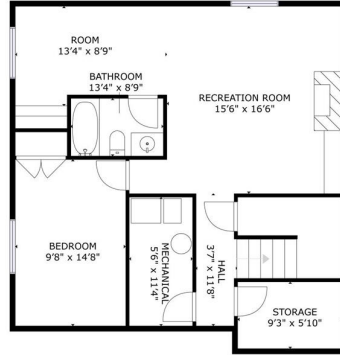
BASEMENT: 828 sq.ft. FLOOR 1: 971 sq.ft. FLOOR 2: 704 sq.ft.
TOTAL: 2503 sq.ft.

FLOOR 1

Matterport



GROSS INTERNAL AREA
 BASEMENT 1: 828 sq.ft, FLOOR 1: 971 sq.ft, FLOOR 2: 764 sq.ft
 TOTAL: 2563 sq.ft
SCALE AND DIMENSIONS ARE APPROXIMATE. © 2022 MATTERPORT



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FLOOR 2

BASEMENT 1