



THE
A-TEAM

**RE/MAX
FIRST**

140 WANIANDY Way, Fort McMurray T9H 5L8

MLS®#: **A2189891** Area: **Wood Buffalo** Listing Date: **01/25/25** List Price: **\$499,999**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **5,495 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,406**
 Low Sqft:
 Ttl Sqft: **1,406**

DOM

5
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Front Yard,Interior Lot,Landscaped,Private**
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave,Oven,Refrigerator,Stove(s)**
 Int Feat: **See Remarks,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	14`0" x 12`7"
Bedroom - Primary	Main	15`3" x 16`1"
4pc Bathroom	Main	5`0" x 8`0"
Kitchen	Main	10`5" x 12`9"
Other	Lower	23`7" x 20`0"
Bedroom	Basement	12`4" x 14`3"
Laundry	Basement	6`4" x 11`8"

Room	Level	Dimensions
Bedroom	Main	10`6" x 12`7"
4pc Ensuite bath	Main	5`0" x 7`5"
Dining Room	Main	11`2" x 12`9"
Living Room	Main	17`9" x 13`7"
Foyer	Lower	4`10" x 7`7"
Bedroom	Basement	13`10" x 10`4"
4pc Bathroom	Basement	7`8" x 5`0"

Other	Basement	5`0" x 7`10"	Game Room	Basement	38`6" x 10`9"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R1
Legal Desc:	0123309

Remarks

Pub Rmks: **Welcome to this bright and welcoming bi-level home, perfectly situated in the heart of Wood Buffalo near the picturesque Fort McMurray Golf Course and close to playgrounds, splash park, plenty of nature trails, and all major amenities! Offering a total of 2,693.57 sq. ft. of living space (1406.47 above grade), this home is designed with family comfort in mind. Step into a spacious entryway that leads upstairs to a living room that feels spacious with vaulted ceilings yet cozy with a gas fireplace—perfect for those chilly Fort McMurray evenings. The kitchen offers plenty of cabinet and countertop space for everyone to enjoy; there is a spacious adjacent dining area that fills with natural light from the abundance of large windows. The dining area provides access out onto the deck where you can enjoy the fully-fenced, southern-facing backyard, making it a fantastic space for hosting friends and family. The main floor boasts three generously sized bedrooms. The primary bedroom is sizable and can accommodate king-sized furniture; it offers a large bay window, a walk-in closet, and a private 4-piece ensuite. Both secondary bedrooms upstairs can comfortably accommodate queen-size sets. A second 4-piece bathroom completes this level, perfect for kids and guests alike. The fully finished basement is ready for entertaining or relaxing with the family. It includes a large family/rec room with another gas fireplace, two additional spacious bedrooms each with a walk-in closet, a full bathroom, and a full-sized, fully-finished laundry room. The heated, double-attached garage (21'4"x24'1") offers plenty of space for vehicles, toys, or even a workshop. Additional features worth noting include Hunter Douglas (top-down, bottom-up) blinds, a new roof in 2016, fresh paint in the basement and parts of the main floor, and updated carpet in the upstairs bedrooms. Plus, central A/C ensures you'll stay cool during Fort McMurray's long summer days. The perfect family home awaits; this home is move-in ready and waiting for its next family to enjoy. Don't miss out—book your showing today!**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener + Remotes, Central AC, Blinds**

Property Listed By: **EXP REALTY**

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







