



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255 WARREN Road, Fort McMurray T9H5L9**

MLS®#: **A2198466**

Area: **Wood Buffalo**

Listing Date: **03/07/25**

List Price: **\$500,000**

Status: **Pending**

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

Finished Floor Area

Lot Sz Ar:

**4,727 sqft**

Lot Shape:

Abv Sqft:

**1,508**

Low Sqft:

Ttl Sqft:

**1,508**

DOM

**64**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Cleared,Interior Lot,Landscaped**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**

Int Feat:

**Ceiling Fan(s),High Ceilings,Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Foyer</b>	<b>Main</b>	<b>8`10" x 5`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 11`5"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 12`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`7" x 14`11"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>8`10" x 11`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 8`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 11`3"</b>
<b>Office</b>	<b>Main</b>	<b>5`3" x 6`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>12`9" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 11`5"</b>

Bedroom	Basement	12`6" x 11`4"	Laundry Legal/Tax/Financial	Basement	8`2" x 12`10"
Title: <b>Fee Simple</b>		Zoning: <b>R2</b>			
Legal Desc:		<b>0023069</b>			
Remarks					
Pub Rmks:		<b>Welcome to 255 Warren Road! This fully developed 2 story features 3+2 bedroom, 3.5 bathroom, main floor office and an open concept kitchen and living room area. The kitchen boasts a corner pantry and a spacious island with separate dining area allowing easy access to the deck out back and a fully fenced yard and maintenance free. You will love the gas fireplace in the living room for the cooler nights to enjoy family time. The primary bedroom is spacious and the ensuite has a new facelift for a modern feel. Downstairs features a kitchenette. You will love the heated attached garage and large driveway and not to mention the amazing neighborhood. Come check this family home out today while its still available.</b>			
Inclusions:		<b>FRIDE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERS, BATHROOM SHELVES, SHED, QUONSET , BBQ</b>			
Property Listed By:		<b>RE/MAX Connect</b>			

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











