



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 WARREN Way, Fort McMurray T9H 5J4**

MLS® #: **A2205261**

Area: **Wood Buffalo**

Listing Date: **03/26/25**

List Price: **\$575,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **6,392 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,263**  
Low Sqft:  
Ttl Sqft: **1,263**

DOM

**66**  
Layout  
Beds: **5 (3 2 )**  
Baths: **4.0 (4 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped,Lawn**  
Park Feat: **Additional Parking,Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,RV Access/Parking,Side By Side,Stall,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **High Ceilings,Laminate Counters,No Smoking Home,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`0"
Bedroom	Main	10`7" x 12`4"
Dining Room	Main	12`6" x 7`2"
Kitchen	Main	13`5" x 11`4"
Bedroom - Primary	Main	12`3" x 17`1"
4pc Bathroom	Basement	4`10" x 9`4"
Bedroom	Basement	11`9" x 17`2"

Room	Level	Dimensions
4pc Ensuite bath	Main	4`11" x 9`0"
Bedroom	Main	8`8" x 9`6"
Foyer	Main	9`9" x 6`9"
Living Room	Main	13`11" x 18`2"
Storage	Main	6`5" x 3`7"
4pc Ensuite bath	Basement	4`10" x 8`7"
Bedroom	Basement	8`6" x 9`6"

Breakfast Nook  
Laundry  
Furnace/Utility Room

Main  
Basement  
Basement

11'9" x 6'7"  
8'6" x 7'2"  
8'6" x 6'6"

Kitchen  
Game Room

Main  
Basement

11'9" x 11'4"  
13'4" x 17'10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**0021165**

Remarks

Pub Rmks:

**Welcome to 124 Warren Way, a stunning 2016-built home by renowned local builder Vis-Star Homes. Situated on a corner lot, this property offers a rare second driveway, a legal two-bedroom, two-bathroom basement suite with in-floor heating, a fenced yard, and an attached double garage—providing incredible value in the sought-after neighbourhood of Wood Buffalo, just moments from scenic trails and the Fort McMurray Golf Club. Step inside to a spacious and inviting entryway that leads up to the bright and airy living room, where floor-to-ceiling windows fill the space with natural light and offer views of the front lawn. The kitchen is both stylish and functional, featuring stainless steel appliances including a new dishwasher (2024), deep pantry-style cabinets, and a generous dining area. From here, step out onto the back deck and into the fully fenced yard—an ideal space for entertaining or relaxing in the warmer months. Down the hall, you'll find two well-sized bedrooms with a four-piece bathroom conveniently located across from them. The primary retreat is tucked away at the end of the hall, offering privacy along with a spacious layout and its own four-piece ensuite. The lower level of the home is designed for flexibility and convenience, beginning with a shared laundry and utility room equipped with two washers and two dryers. Beyond this space, the legal suite offers a fantastic setup for renters or extended family, featuring high ceilings, large windows, a well-appointed kitchen, and a bright living area. The suite includes two generously sized bedrooms, one with its own ensuite and the other with a bathroom just across the hall. A private side entrance and separate driveway ensure added convenience for lower-level residents. With a heated double garage, a yard spacious enough for a future pool, and an unbeatable location in a quiet, family-friendly community, this home is a must-see. Schedule your private tour today.**

Inclusions:  
Property Listed By:

**Garage Heater, Fridge x2, Stove x2, Dishwasher x2, Microwave x2.  
The Agency North Central Alberta**

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









