



THE
A-TEAM

**RE/MAX
FIRST**

193 WARREN Way, Fort McMurray T9H 5H9

MLS® #: **A2206926**

Area: **Wood Buffalo**

Listing Date: **04/04/25**

List Price: **\$599,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2017

Lot Information

Finished Floor Area

Abv Sqft:

1,368

Low Sqft:

Lot Sz Ar:

4,627 sqft

Ttl Sqft:

1,368

Lot Shape:

DOM

15

Layout

Beds:

5 (2 3)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Front Yard,No Neighbours Behind

Park Feat:

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 10`4"
Bedroom	Main	8`11" x 9`11"
4pc Bathroom	Basement	12`2" x 5`0"
Bedroom	Basement	13`2" x 9`11"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`11" x 8`4"
Bedroom - Primary	Main	13`6" x 18`9"
Bedroom	Basement	13`2" x 9`11"
Bedroom	Basement	13`2" x 16`2"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R2**0021165**

Remarks

Pub Rmks:

BACKING GREENSPACE, FULLY DEVELOPED 5 BEDROOM, 3 BATHS, NO CARPET, ENGINEERED HARDWOOD FLOORS, SEPARATE ENTRANCE, 9 FT CEILINGS, CENTRAL AIR, AND BUILT IN 2017. With over 2500 sq ft of living space, this move in ready home will check off all the boxes. You enter the home to a large front foyer and take note of the vaulted ceilings, and beautiful stair rails, and staircase that leads to a lovely freshly painted open-concept living area covered in engineered hard wood floors. The great room has oversized windows, a stone faced-feature wall with gas fireplace and built-in shelving. The great room opens to your large dining room and then your kitchen with custom cabinets, large moveable island, quartz countertops, black stainless appliances, backsplash, and a massive walk-in pantry. This main level continues with 2 large bedrooms, and 2 bathrooms. The Primary bedroom offers a walk-in closet, and a stunning ensuite featuring double sinks, and a walk-in STEAM SHOWER. The fully finished lower level has 3 huge bedrooms, a laundry room, full bathroom, and family room. This lower level offers a bright airy space with oversized above-ground windows. In addition, you have a separate entrance. Other features of this turn-key home is a large main level mud room with laundry room, and direct access to your oversized double attached heated garage. On the exterior of the home you have a fully finished and landscaped yard backing greenspace, shed and more. This home is perfectly located in the neighborhood of Wood Buffalo, close to Thickwood golf course, walking distance to children's parks, and more. Call today for your personal tour.

Inclusions:

Property Listed By:

Fridge (as is where is, ice maker doesn't work), stove, dishwasher, built-in beverage cooler, window blinds, 2x washer, 2x dryer
COLDWELL BANKER UNITED

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











