



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 WARREN Road, Fort McMurray T9H 5H3**

MLS®#: **A2210235**

Area: **Wood Buffalo**

Listing Date: **04/11/25**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2017**

Lot Information

Lot Sz Ar:

**4,239 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,167**

Low Sqft:

Ttl Sqft:

**1,167**

DOM

**28**

Layout

Beds:

**4 (2 2 )**

Baths:

**3.5 (3 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,See Remarks**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0021165**

Zoning:

**R1S**

Remarks

Pub Rmks:

**Modern Rebuild with Basement Suite & Detached Garage - Move-In Ready with Nothing Left to Do Rebuilt from the ground up in 2017-2018, this home offers the**

perfect balance of modern design and low-maintenance living. Everything has been done—luxury vinyl plank flooring, roof, furnace, hot water tank, and even a double detached garage. It's all new. With the right care, you won't have to worry about replacing a thing for the next 10, 15, even 20 years. The main floor welcomes you with vaulted ceilings, a warm palette of creamy soft walls and earth-toned flooring, and an open layout that feels bright, clean, and inviting. Designed for functionality and flow, every detail has been thoughtfully considered. Downstairs, you'll find a fully developed basement suite with its own entrance, laundry, and nearly 10-foot ceilings—making it feel just as open and comfortable as the space upstairs. Whether you're planning to offset your mortgage with rental income, accommodate multi-generational living, or invest in a smart, dual-living layout, the flexibility here is unmatched. Outside, the detached garage with alley access and extra parking out front makes day-to-day life that much easier. You couldn't rebuild this home for this price in today's market. It's a rare find: modern finishes, dual living potential, and turn-key from top to bottom.

Inclusions:  
Property Listed By:

**Basement Fridge, Basement Stove, Basement Microwave, Basement Washer, Basement Dryer  
RE/MAX Connect**

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









