



THE
A-TEAM

**RE/MAX
FIRST**

189 WARREN Way, Fort McMurray T9H 5H9

MLS®#: **A2212487**

Area: **Wood Buffalo**

Listing Date: **04/16/25**

List Price: **\$744,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2024

Lot Information

Finished Floor Area

Lot Sz Ar:

4,811 sqft

Lot Shape:

Abv Sqft:

2,140

Low Sqft:

Ttl Sqft:

2,140

DOM

3

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Greenbelt,Many Trees,No Neighbours Behind,Views
Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

**Closet Organizers,Double Vanity,Granite Counters,Jettied Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking
Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R2

Legal Desc:

0021165

Remarks

Pub Rmks:

Introducing Quality Executive Brand New Home ! This Exceptional property Backs onto a Serene Green Space and includes a versatile bonus room, making it a top choice for families seeking space and flexibility. (Option to develop a legal basement suite, or the basement can be finished according to the buyer's requirements). Upon entry, you'll be impressed by the open-concept design of the main floor. The well-equipped kitchen boasts ample storage and elegant quartz countertops, adding a sophisticated touch. The spacious living room, with its cozy gas fireplace, offers a welcoming atmosphere, while hardwood floors throughout the main level provide both style and durability. Plenty of natural light enhances the warmth and charm of this inviting space. The master bedroom is a luxurious retreat, featuring an ensuite bathroom with a double vanity, a large walk-in shower, and ample storage. A generously sized walk-in closet completes this haven. Two additional bedrooms on the main floor offer comfort and versatility for family or guests. The huge bonus room adds extra living space, perfect for relaxation or entertainment. The separate entrance to the unfinished basement opens up a range of possibilities—whether for a legal suite to generate income, extended family accommodation, or a guest area. As an added bonus, a \$5,000 appliance package is included, ensuring you're ready to enjoy your new home from day one. This home exemplifies the quality and craftsmanship Mann Builder is known for. Don't miss your chance to own this exceptional property—contact us today for more information or to schedule a personal tour!

Inclusions:

\$5000 Appliances Credit

Property Listed By:

RE/MAX Connect

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







