



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 WARBLER Avenue, Fort McMurray T9K 0A2**

MLS®#: **A2217987**

Area: **Eagle Ridge**

Listing Date: **05/07/25**

List Price: **\$550,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **4,629 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,870**  
Low Sqft:  
Ttl Sqft: **1,870**

DOM

**25**  
Layout  
Beds: **6 (4 2 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot,Lawn,Private,Standard Shaped Lot**  
Park Feat: **Alley Access,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Parking Pad,Rear Drive**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	6`8" x 8`11"
Foyer	Main	10`5" x 12`1"
Living Room	Main	16`0" x 22`3"
4pc Ensuite bath	Second	8`11" x 10`2"
Bedroom	Second	10`6" x 10`1"
4pc Bathroom	Basement	7`10" x 5`9"
Bedroom	Basement	12`2" x 12`7"

Room	Level	Dimensions
Bedroom	Main	11`10" x 10`0"
Kitchen	Main	14`8" x 10`3"
4pc Bathroom	Second	4`11" x 10`0"
Bedroom	Second	12`9" x 9`11"
Bedroom - Primary	Second	22`0" x 13`1"
Bedroom	Basement	11`1" x 9`6"
Kitchen	Basement	5`3" x 9`7"

Game Room	Basement	17`9" x 21`4"	Furnace/Utility Room	Basement	9`10" x 13`10"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R1			
Legal Desc:		0725760		Remarks	
Pub Rmks:		<p>Welcome to 140 Warbler Avenue: Freshly painted and featuring brand-new luxury vinyl plank flooring throughout (2025), this spacious two-storey home is just as beautiful inside as it is from the curb. Offering six bedrooms—including one on the main level next to a full three-piece bathroom—a separate entry basement with a kitchenette and two bedrooms, plus a detached garage with an additional parking stall next to it, this move-in-ready property checks off every box in a coveted Eagle Ridge location. The charming front porch stretches the entire width of the home, offering wonderful curb appeal and a peaceful space to relax, with scenic walking paths and a tranquil storm pond just steps away. Inside, an open staircase greets you at the centre of the home, dividing the front bedroom and main-level bathroom from the heart of the living space. That front bedroom offers flexibility and could easily function as a home office, sitting room, or playroom, depending on your needs. At the rear of the home, the open-concept main living area blends comfort and functionality with a well-appointed kitchen featuring an island, corner pantry, stainless steel appliances—including a brand-new dishwasher (2024)—and ample counter space. The adjacent dining room is perfectly placed to host gatherings, while built-in cabinetry and a gas fireplace in the living room bring warmth and character to the space. Upstairs, the thoughtful layout continues with new laundry machines (2023) conveniently located at the top of the stairs. Two bedrooms connected by a Jack-and-Jill style four-piece bathroom sit at one end of the level, with a cozy nook at the end of the hallway that’s ideal for a desk or reading bench. On the opposite side, the spacious primary retreat offers a large walk-in closet and an ensuite bathroom complete with a glass shower and relaxing soaker tub. The new luxury vinyl plank floors and fresh paint flow seamlessly throughout the upper level for a bright and cohesive finish. The separate entry basement opens into a fully furnished illegal suite, complete with a large open living area, kitchenette, appliances, and two generously sized bedrooms, along with a full bathroom. This versatile space is ideal for extended family, multi-generational living, or added income potential. The double detached garage offers secure parking for two vehicles or room to store toys and equipment, while the additional stall beside it is a rare and valuable bonus, ensuring you'll always have parking without competing for space on the street. With immediate possession available and so much to love inside and out, this Eagle Ridge beauty is ready to welcome its next owner. Schedule your private tour today.</p>			
Inclusions:		Basement: Mini fridge, Mini stove, beds x2 couch			
Property Listed By:		The Agency North Central Alberta			

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





















