



THE
A-TEAM

**RE/MAX
FIRST**

120 WARREN Way #16, Fort McMurray T9H5J4

MLS® #: **A2219618**

Area: **Wood Buffalo**

Listing Date: **05/12/25**

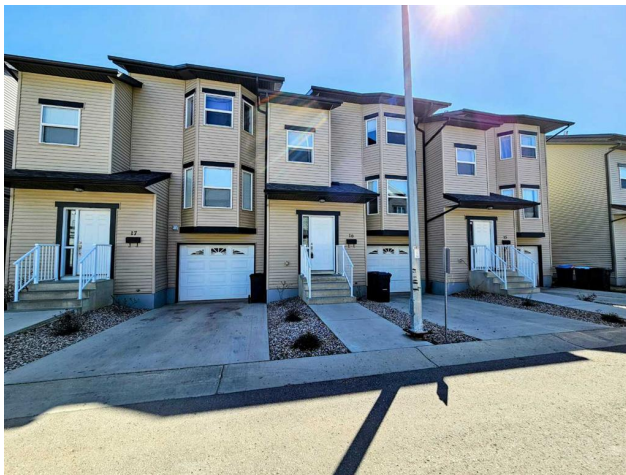
List Price: **\$299,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2018**

Lot Information

Lot Sz Ar: **1,625 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,417**
Low Sqft:
Ttl Sqft: **1,417**

DOM

51

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Landscaped

Concrete Driveway, Garage Door Opener, Garage Faces Front, Off Street, Single Garage Attached, Stall, Titled

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`10" x 5`1"	Dining Room	Main	11`2" x 7`8"
Kitchen	Main	13`2" x 9`11"	Living Room	Main	17`3" x 16`6"
4pc Bathroom	Second	7`10" x 5`0"	4pc Ensuite bath	Second	7`9" x 5`4"
Bedroom	Second	11`8" x 10`1"	Bedroom	Second	11`7" x 8`0"
Bedroom - Primary	Second	14`1" x 13`1"	4pc Bathroom	Basement	7`7" x 5`1"

Bedroom	Basement	10`6" x 9`11"	Legal/Tax/Financial
Condo Fee: \$299		Title: Fee Simple Fee Freq: Monthly	Zoning: R3
Legal Desc:	0122155		Remarks
Pub Rmks:	LOW CONDO FEES, 4-BEDS, 3.5-BATHS, ATTACHED GARAGE W/ DRIVEWAY. This 2018-built townhome is in turn-key condition and ready for immediate possession. Ethan Estates is located in Wood Buffalo, close to nature trails, a golf course, fine dining, and many parks. The neighbourhood is affluent in family quality and close to major amenities. The layout of this home is cozy and functional, as your main level is an open concept with a large living room, dining space, and kitchen. The basement is fully finished with a bedroom and its very own ensuite. Ethan Estates, YOUR NEW HOME!		
Inclusions: Property Listed By:	Fridge, stove, hood fan, dishwasher, washer and dryer, 1 house key, garage remote RE/MAX Connect		

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





