



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 WARREN Way #26, Fort McMurray T9H 5J4**

MLS® #: **A2222412**

Area: **Wood Buffalo**

Listing Date: **05/19/25**

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 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,334**

Low Sqft:

Ttl Sqft:

**1,334**

DOM

**3**

Layout

Beds:

**3 (2 1 )**

Baths:

**2.5 (2 1)**

Style:

**3 (or more) Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Courtyard**

Construction:

**Concrete**

Flooring:

**Carpet, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Granite Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee:		Title:		Zoning:	
<b>\$289</b>		<b>Fee Simple</b>		<b>R3</b>	
		Fee Freq:			
		<b>Monthly</b>			
Legal Desc:	<b>0122155</b>				

Remarks

Pub Rmks:

**Immaculate Townhouse in Desirable Wood Buffalo** Welcome to this beautifully maintained, fully developed townhouse in the highly sought-after Wood Buffalo neighborhood—just minutes from the Fort McMurray Golf Course. This home offers the perfect combination of comfort, style, and convenience, making it ideal for families, professionals, or investors seeking a turnkey property. Step inside to discover a thoughtfully designed layout featuring three spacious bedrooms, including two upstairs bedrooms each with their own private en-suite bathrooms—offering privacy and comfort for every member of the household. You'll also love the convenience of upstairs laundry, making daily chores a breeze. The main floor showcases updated flooring throughout, a modern kitchen with sleek stainless steel appliances, quartz countertops, and elegant white cabinetry. A cozy 3-way fireplace creates a warm and inviting ambiance, seamlessly connecting the generous living and dining areas. A stylish 2-piece powder room completes the main level. The fully finished basement includes the third bedroom, utility room, and direct access to the attached garage—ideal for guests, teenagers, or a home office setup. Step out onto your private back deck to unwind and take in the peaceful surroundings of nature. This home is also equipped with central air conditioning for year-round comfort, and also features an attached garage tastefully finished with epoxy flooring. Whether you're looking for a family-friendly home or a smart investment opportunity, this property checks all the boxes. Don't miss your chance—book your personal tour today!

Inclusions:

Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings, garage door opener plus remote, AC unit, central vac + attachments**  
**EXP REALTY**

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













