



THE
A-TEAM

**RE/MAX
FIRST**

103 WOLF Way, Fort McMurray T9H 5G6

MLS® #: **A2225836**

Area: **Wood Buffalo**

Listing Date: **06/04/25**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Abv Sqft:

960

Low Sqft:

Lot Sz Ar:

4,385 sqft

Ttl Sqft:

960

Lot Shape:

DOM

2

Layout

Beds:

4 (3 1)

Baths:

2.0 (2 0)

Style:

3 Level Split

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,City Lot

Driveway,Parking Pad

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Refrigerator,Microwave Hood Fan,Washer

Int Feat:

French Door,High Ceilings,Pantry,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:

Fee Simple

Legal Desc:

0021016 l'm

Zoning:

R1

Remarks

Pub Rmks:

Tucked away in a serene, family-friendly neighbourhood in Wood Buffalo, this charming updated 4 bedroom, 2 bathroom home is a rare find. With only one neighbour on a corner lot & back lane access meaning no rear neighbours—you'll enjoy unmatched privacy and the peaceful ambience of mature trees and a large back yard for the kids or entertaining friends and family. It is just minutes from schools and the scenic walking trails, & golf course. This home is perfect for families or anyone who values both community and a close connection to nature. Inside, you'll find a main living space filled with natural light and stylish updates throughout. This home has been updated with new Luxury plank vinyl, baseboards, and painted throughout. There is a good size kitchen, dinning are with garden doors leading to the patio. On the upper level there is a 4pc bath and 3 bedrooms . The lower level boasts the primary bedroom with a 4 pc ensuite and a room for Mom & Dad to hang out and watch TV or read a book.. Whether you're relaxing in your private backyard oasis, hosting gatherings in the open living space, or enjoying the nearby parks and trails, this home offers the perfect blend of comfort, style, and location. Don't miss your chance to own this gem in one of Fort McMurray most desirable communities. Seller will provide Title Insurance in lieu of a RPR & compliance.

Inclusions:

N/A

Property Listed By:

ROYAL LEPAGE BENCHMARK

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









