



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**154 WOLFF Way, Fort McMurray T9H5G9**

MLS®#: **A2234049**

Area: **Wood Buffalo**

Listing Date: **06/22/25**

List Price: **\$375,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2001**

Lot Information

Lot Sz Ar:

**4,509 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,172**

Low Sqft:

Ttl Sqft:

**1,172**

DOM

**25**

Layout

Beds:

**5 (3 2 )**

Baths:

**2.5 (2 1)**

Style:

**Bi-Level**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Few Trees,Front Yard,Interior Lot,Lawn,Rectangular Lot,Street Lighting  
Asphalt,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Closet Organizers,Laminate Counters,Pantry,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 5`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 17`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 13`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`5" x 14`5"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>15`0" x 18`1"</b>	<b>Game Room</b>	<b>Basement</b>	<b>12`2" x 22`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 10`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 11`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`6" x 20`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`5" x 5`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`5" x 11`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>6`7" x 8`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`0" x 5`4"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0021016**

Remarks

Pub Rmks: **A Welcoming Family Home with Room to Grow - 154 Wolff Way, Fort McMurray Tucked into a quiet, family-friendly part of Wood Buffalo, this 1,172 sq ft bi-level offers a thoughtful layout, flexible living space, and plenty of potential to make it your own. Whether you're looking for a comfortable starter home or a place that can grow with your needs, this property delivers. Upstairs, you'll find a bright and open living room with large windows and great natural light. The kitchen has a practical layout with room to prep, cook, and stay connected. A cozy dining nook is perfectly placed for everyday meals or weekend brunch with the family. The primary bedroom includes a walk-in closet and a convenient 2-piece ensuite. Two more bedrooms and a full bath round out the main floor, offering space for kids, guests, or a home office. Downstairs, the fully developed lower level adds serious versatility. With two additional bedrooms, a full bathroom, and a second living area complete with a kitchen setup and private entrance, this space is ready to adapt—ideal for extended family, teens who want their own space, or even a quiet place to work from home. Outside, the 4,500+ sq ft lot gives you room to breathe. Whether you're thinking garden beds, a firepit, or a spot for the kids to play, the space is ready for your ideas. The roof was replaced in 2023, giving you peace of mind on one of the big-ticket items, and the home is move-in ready with room to personalize over time. Close to schools, parks, shopping, and transit, 154 Wolff Way is a smart, approachable option in a great neighbourhood. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?**

Inclusions: **Stove, 2 fridges, dishwasher, 2 washer/dryers and all window coverings 2 mail keys and location of mail box, 1 municipal garbage and 2 municipal recycling bins.**

Property Listed By: **RE/MAX Connect**

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















