



THE
A-TEAM

**RE/MAX
FIRST**

220 WARREN Road, Fort McMurray T9H 0A1

MLS® #: **A2238978**

Area: **Wood Buffalo**

Listing Date: **07/10/25**

List Price: **\$519,900**

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

Lot Sz Ar:

5,799 sqft

Lot Shape:

Abv Sqft:

1,272

Low Sqft:

Ttl Sqft:

1,272

DOM

1

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Pie Shaped Lot,Private

Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street,On Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Pantry,Separate Entrance,Sump Pump(s),Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0023069

Zoning:

R2

Remarks

Pub Rmks:

Introducing 220 Warren Road: This fully developed BUNGALOW sits on a spacious 5,799 sq ft PIE-SHAPED lot, offering incredible outdoor space and a thoughtfully

designed interior that's perfect for families or anyone looking for RENTAL INCOME POTENTIAL. Step inside this NO-CARPET HOME and you're welcomed by a bright living room with BIG WINDOWS that flood the space with NATURAL LIGHT and a cozy GAS FIREPLACE that adds warmth and charm. Just off the living room is a separate dining room ideal for hosting family dinners or entertaining guests. The heart of the home continues with a large kitchen featuring STAINLESS STEEL APPLIANCES and plenty of cabinet space, making meal prep a breeze. Adjacent to the kitchen, you'll find a cheerful BREAKFAST NOOK where natural light pours in and patio doors lead directly out to a generous BACKYARD DECK perfect for morning coffee or summer BBQs overlooking the beautiful FULLY FENCED YARD. The main floor also includes TWO bright extra bedrooms, a full bathroom, and a spacious PRIMARY BEDROOM complete with its own ENSUITE FULL BATHROOM and LARGE CLOSET. You'll love the added convenience of having laundry right on the main floor. Downstairs, the basement offers fantastic possibilities, it's accessible from the main floor and also a SEPARATE ENTRANCE through the garage, making it an excellent setup for a future rental suite or extended family living. This beautiful modern basement was just RENOVATED (2025), it features a LARGE REC ROOM, a dedicated LAUNDRY ROOM, and plenty of space to create a HOME GYM, GAMES AREA, or FAMILY HANGOUT. This home comes LOADED WITH UPDATES for comfort and peace of mind: NEW FURNACE, A/C, and HOT WATER TANK (2021), NEW ROOF (2022), BASEMENT RENOVATION (2025), GARAGE UPGRADE (2022), FRESH UPSTAIRS PAINT (2020), NEW WEEPING TILE (2021), SHED (2023), NEW FRONT DOOR (2024), NEW PATIO DOOR off the breakfast nook (2023), and NEW LIGHTING throughout (2025). The DOUBLE ATTACHED GARAGE is HEATED and fully finished, a true bonus for Fort McMurray winters. Ideally located close to parks, scenic trails, and a golf course, this property beautifully combines functionality, style, and location. Whether you're looking for a family-friendly home with room to grow or a smart investment with income potential already built in, 220 Warren Road on its impressive 5,799 sq ft lot is ready for you to make it yours. Call now!

Inclusions:

Property Listed By:

N/A

ROYAL LEPAGE BENCHMARK

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









