

# \$599,888 - 193 Warren Way, Fort McMurray

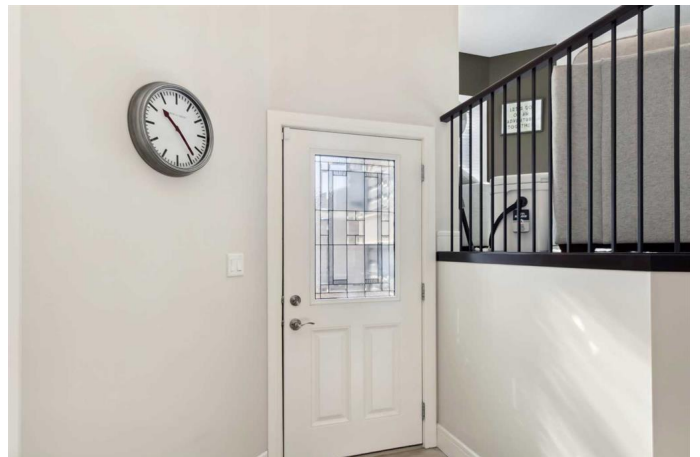
MLS® #A2206926

**\$599,888**

5 Bedroom, 3.00 Bathroom, 1,368 sqft  
Residential on 0.11 Acres

Wood Buffalo, Fort McMurray, Alberta

BACKING GREENSPACE, FULLY DEVELOPED 5 BEDROOM, 3 BATHS, NO CARPET, ENGINEERED HARDWOOD FLOORS, SEPARATE ENTRANCE, 9 FT CEILINGS, CENTRAL AIR, AND BUILT IN 2017. With over 2500 sq ft of living space, this move in ready home will check off all the boxes. You enter the home to a large front foyer and take note of the vaulted ceilings, and beautiful stair rails, and staircase that leads to a lovely freshly painted open-concept living area covered in engineered hard wood floors. The great room has oversized windows, a stone faced-feature wall with gas fireplace and built-in shelving. The great room opens to your large dining room and then your kitchen with custom cabinets, large moveable island, quartz countertops, black stainless appliances, backsplash, and a massive walk-in pantry. This main level continues with 2 large bedrooms, and 2 bathrooms. The Primary bedroom offers a walk-in closet, and a stunning ensuite featuring double sinks, and a walk-in STEAM SHOWER. The fully finished lower level has 3 huge bedrooms, a laundry room, full bathroom, and family room. This lower level offers a bright airy space with oversized above-ground windows. In addition, you have a separate entrance. Other features of this turn-key home is a large main level mud room with laundry room, and direct access to your oversized double attached heated garage. On the exterior of the home you have a fully finished and landscaped yard backing



greenspace, shed and more. This home is perfectly located in the neighborhood of Wood Buffalo, close to Thickwood golf course, walking distance to children's parks, and more. Call today for your personal tour.

Built in 2017

### Essential Information

MLS® #	A2206926
Price	\$599,888
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,368
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	193 Warren Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5H9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	41
Zoning	R2

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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