

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

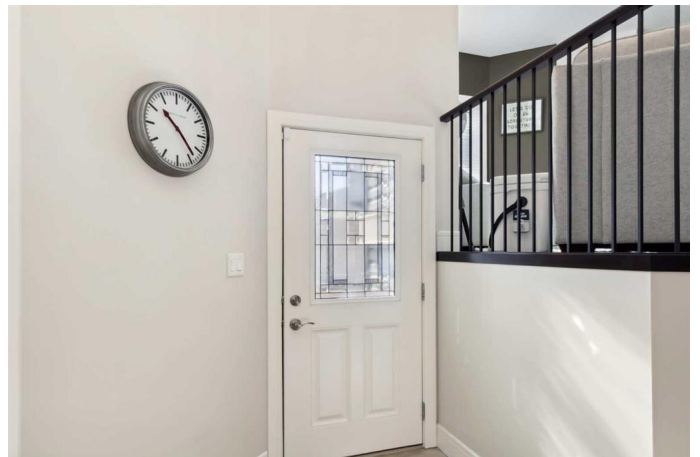
MLS® #A2206926

**\$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 | 37              |
| Zoning         | R2              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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