

\$749,000 - 189 Warren Way, Fort McMurray

MLS® #A2171846

\$749,000

3 Bedroom, 3.00 Bathroom, 2,140 sqft
Residential on 0.11 Acres

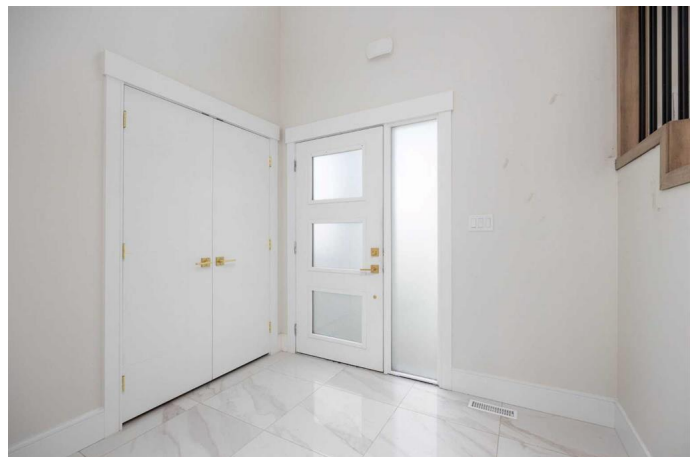
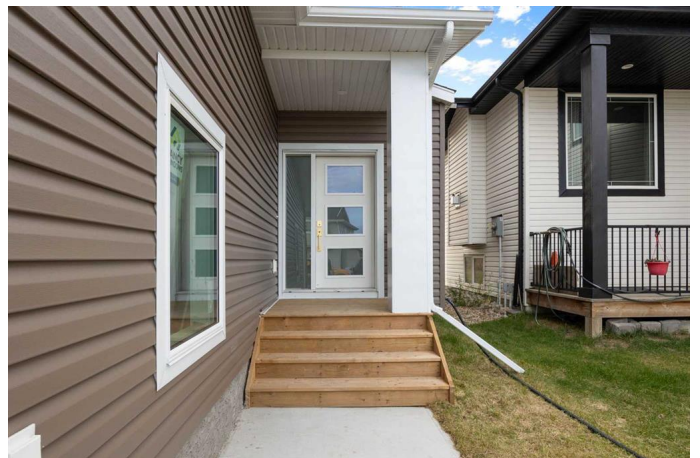
Wood Buffalo, Fort McMurray, Alberta

Introducing Quality Executive Brand New Home ! This Exceptional property Backs onto a Serene Green Space and includes a versatile bonus room, making it a top choice for families seeking space and flexibility.

Upon entry, you'll be impressed by the open-concept design of the main floor. The well-equipped kitchen boasts ample storage and elegant quartz countertops, adding a sophisticated touch. The spacious living room, with its cozy gas fireplace, offers a welcoming atmosphere, while hardwood floors throughout the main level provide both style and durability. Plenty of natural light enhances the warmth and charm of this inviting space.

The master bedroom is a luxurious retreat, featuring an ensuite bathroom with a double vanity, a large walk-in shower, and ample storage. A generously sized walk-in closet completes this haven. Two additional bedrooms on the main floor offer comfort and versatility for family or guests. The huge bonus room adds extra living space, perfect for relaxation or entertainment.

The separate entrance to the unfinished basement opens up a range of possibilities—whether for a legal suite to generate income, extended family accommodation, or a guest area. As an added bonus, a \$5,000 appliance package is included, ensuring you're ready to enjoy



your new home from day one.

This home exemplifies the quality and craftsmanship Mann Builder is known for. Don't miss your chance to own this exceptional property—contact us today for more information or to schedule a personal tour!

Built in 2024

Essential Information

MLS® #	A2171846
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,140
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	189 Warren Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5H9

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, See Remarks, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Many Trees, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2024
Days on Market	180
Zoning	R2

Listing Details

Listing Office	RE/MAX Connect
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