

\$569,900 - 228 Warren Road, Fort McMurray

MLS® #A2163439

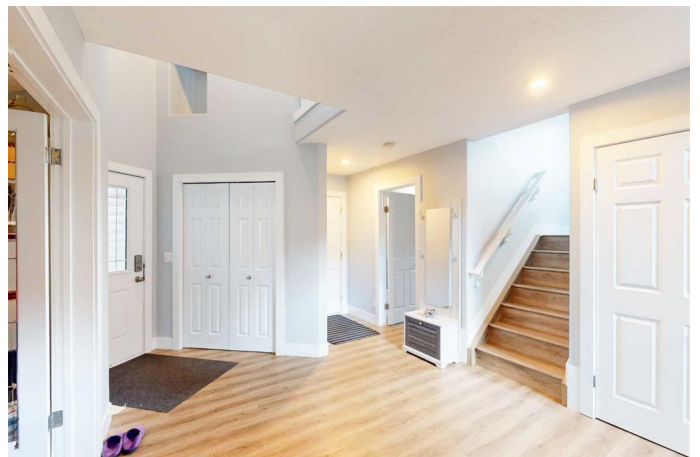
\$569,900

4 Bedroom, 3.00 Bathroom, 2,055 sqft

Residential on 0.12 Acres

Wood Buffalo, Fort McMurray, Alberta

You will love the great curb appeal this home has to offer. Relax with your coffee on the front porch and watch the birds as they land in the tree out front. Inside you will be greeted with a grand entrance with open space above. The flooring is vinyl plank floor with a grey tone that gives a relaxed spacious feel. Do your work from the main floor office or chill in the spacious living room with a gas fire place and open to the 2nd story. Kitchen has loads of counter and cupboard space featuring granite counter tops, corner pantry and stainless appliances . Eat in kitchen with access to a large back deck. Large windows bring in plenty of light. Finishing off the main living space is the laundry and 2 piece bath which is located directly off the garage leaving the dirt at the door. Upstairs you will find your very private primary bedroom with a spa retreat. Soaker jetted tub with a stand-up shower. Generous walk in closet off the master. Open upstairs also allows for additional sitting area or your favorite piece of furniture. Two good sized bedrooms and a generous size 4-piece bath complete the upstairs. Basement is where you will find a whole new dimension of living with a huge family room and games room and another bedroom. You will not be disappointed with the offerings of this home. Huge renovation after the fire included roof, windows, doors, countertops and more. Backyard is in the process of getting new sod. Close to walking trails, golf course and for the kids, a splash park and park. This is a great



family neighborhood with the buses walking distance away.

Built in 2000

Essential Information

MLS® #	A2163439
Price	\$569,900
Sold Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,055
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	228 Warren Road
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Jetted Tub, Pantry, Sump Pump(s)
Appliances	Refrigerator, Stove(s), Dishwasher, Microwave, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2024
Date Sold	November 12th, 2024
Days on Market	66
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	3% REALTY FORT MCMURRAY
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