



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**335 Warren Road
Fort McMurray, Alberta**

MLS # A2227050



\$540,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Shed, portable fire pit, garage heater, garage built in shelf.

Welcome to 335 Warren Road: Set in the picturesque and peaceful community of Wood Buffalo, this warm and inviting home offers incredible outdoor space and a functional family layout, all just steps from trails, playgrounds, and the Fort McMurray Golf Club—home to one of the best patios in town. Known for its quiet charm and natural beauty, this neighbourhood is the perfect blend of serenity and convenience. The curb appeal is immediate, thanks to updated siding and shingles (2017), a welcoming front entry, and a two-car driveway leading to a finished and heated 24x20 attached garage. Inside, a cozy living room anchored by a natural gas fireplace invites you to unwind, and the open-concept main floor makes everyday living and entertaining a breeze. A large dining space connects seamlessly to the kitchen, which features timeless white cabinetry, stainless steel appliances, and easy access to the laundry room and garage entry. A two-piece powder room completes the main level. Upstairs, you'll find two well-sized bedrooms and a four-piece bath before reaching the spacious primary retreat, complete with a walk-in closet and private ensuite. The fully developed basement offers flexibility for growing families or guests, with a generous family room warmed by a second gas fireplace, a fourth bedroom, and ample storage. But what truly sets this home apart is the backyard: a private, tree-lined retreat with no neighbours behind, featuring a large deck perfect for summer BBQs, raised garden beds, and space to play or relax in total peace plus an updated a/c 2023 that will keep you cool all summer. Lovingly maintained and move-in ready, this home checks all the boxes for family-friendly living in one of Fort McMurray's most desirable areas. Schedule your tour today.

Copyright (c) 2025 . Listing data courtesy of The Agency North Central Alberta. Information is believed to be reliable but not guaranteed.