



GRASSROOTS
REALTY GROUP

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153 Warren Road
Fort McMurray, Alberta

MLS # A2252755



\$599,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Ceramic Tile, Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage		
Inclusions:	2 Fridges, 2 stoves, 2 dishwashers, microwave, 2 washers, 2 dryers, central a/c, garage remotes		

Welcome to 153 Warren Road! This custom-built home is in the HIGHLY DESIRED neighborhood of Wood Buffalo – this neighborhood is walking distance to schools (public, catholic, elementary or high school) surrounded by green space in any direction you go, has several parks within the neighborhood as well as a brand-new water park which is set to open September 11, 2025. It also has quick access to the birchwood trail system, a convenience store, a golf course and a family friendly restaurant. Your new home is tucked away on the quiet corner of warren road. From the covered front porch – that is perfect for spending those early mornings or late nights watching a good storm or reading a good book - to the fenced in side yard, that can help keep the kids or the pets in without worry, this home will surely catch your eye. At the back of your new house, there is a concrete parking pad big enough to fit two cars with room for an additional car off to the side of that if you wish. There is also an attached DOUBLE heated garage which is two more additional parking spaces for a total of 5 parking spaces - making this a perfect home for entertaining. As you walk into your new house, you will be greeted by open concept living, high ceilings and LOTS of natural lighting. The floor plan flows very nicely – starting with the living room which has a gas fireplace. The kitchen was CUSTOM BUILT with lots of cabinet space, QUARTZ countertops, STAINLESS STEEL APPLIANCES and a LARGE island/Breakfast Bar where you can easily envision family or friends hanging out. Let’s also not forget about the WALK IN PANTRY which offers ADDITIONAL kitchen storage space. There is a 2 PC bath on the main level with DIRECT access to the attached garage as well - PERFECT to clean kids or shift workers dirty hands quickly after a long day! The upper level has

a laundry room with washer and dryer as well as four bedrooms. If you're looking for a home that has more than one ensuite(s) look no further - Two of the bedrooms on the upper level including the main bedroom have their own ENSUITE(s). The primary bedroom has a walk-in closet with CUSTOM shelving where you finally have the space you deserve for all your things! The PRIMARY ENSUITE is a MUST SEE, it includes a LARGE JETTED TUB, DOUBLE VANITY AND A STAND-UP SHOWER YOU JUST HAVE TO SEE. The second bedroom with ensuite also has a full walk-in closet with BUILT IN CUSTOM SHELIVING and TILE FLOORS. The remaining two bedrooms on the upper level are spacious enough to fit a king size bed and have full-size closets. The lower level is JUST ONE permit away from being a LEGAL SUITE. It is a finished FULL basement suite with a separate entrance and in the lower level you will find a kitchen with BUILT-IN STAINLESS-STEEL APPLIANCES, lots of natural lighting, stacked washer and dryer, a full bathroom and two good size bedrooms. Book a showing with your favorite realtor today!