



GRASSROOTS
REALTY GROUP

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**220 Warren Road
Fort McMurray, Alberta**

MLS # A2252778



\$475,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

Introducing 220 Warren Road: This affordable BUNGALOW sits on a spacious 5,799 sq ft PIE-SHAPED lot, offering incredible outdoor space and a thoughtfully designed interior that's perfect for families or anyone looking for RENTAL INCOME POTENTIAL. Step inside this welcoming home and you're welcomed by a bright living room with BIG WINDOWS that flood the space with NATURAL LIGHT and a cozy GAS FIREPLACE that adds warmth and charm. Just off the living room is a separate dining room ideal for hosting family dinners or entertaining guests. The heart of the home continues with a large kitchen featuring STAINLESS STEEL APPLIANCES and plenty of cabinet space, making meal prep a breeze. Adjacent to the kitchen, you'll find a cheerful BREAKFAST NOOK where natural light pours in and patio doors lead directly out to a generous BACKYARD DECK perfect for morning coffee or summer BBQs overlooking the beautiful FULLY FENCED YARD. The main floor also includes TWO bright extra bedrooms, a full bathroom, and a spacious PRIMARY BEDROOM complete with its own ENSUITE FULL BATHROOM and LARGE CLOSET. You'll love the added convenience of having laundry right on the main floor. Downstairs, the basement offers fantastic possibilities, it's accessible from the main floor and also a SEPARATE ENTRANCE through the garage, making it an excellent setup for a future rental suite or extended family living. This beautiful modern basement was just RENOVATED (2025), it features a LARGE REC ROOM, a dedicated LAUNDRY ROOM, and plenty of space to create a HOME GYM, GAMES AREA, or FAMILY HANGOUT. This home comes LOADED WITH UPDATES for comfort and peace of mind: NEW FURNACE, A/C, and HOT WATER TANK (2021), NEW ROOF (2022), BASEMENT

RENOVATION (2025), GARAGE UPGRADE (2022), FRESH UPSTAIRS PAINT (2020), NEW WEEPING TILE (2021), SHED (2023), NEW FRONT DOOR (2024), NEW PATIO DOOR off the breakfast nook (2023), and NEW LIGHTING throughout (2025). The DOUBLE ATTACHED GARAGE is HEATED and fully finished, a true bonus for Fort McMurray winters. Ideally located close to parks, scenic trails, and a golf course, this property beautifully combines functionality, style, and location. Whether you're looking for a family-friendly home with room to grow or a SMART INVESTMENT with INCOME POTENTIAL already built in, 220 Warren Road on its impressive 5,799 sq ft lot is ready for you to make it yours. Call now! (Some photos have been virtually staged)