



GRASSROOTS
REALTY GROUP

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8, 120 Warren Way
Fort McMurray, Alberta

MLS # A2259855



\$300,000

Division:	Wood Buffalo		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,443 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 288
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Pantry, Quartz Counters		

Inclusions: Refrigerator, Stove, Dishwasher, OTR Microwave Hood Fan, Washer/Dryer, A/C, Garage work table, Blinds & Curtain rods.

Welcome to this beautifully finished townhome located in one of Fort McMurray's most desirable areas, just steps from the Thickwood Golf Course. Thoughtfully designed and move-in ready, this home combines modern finishes with timeless character, offering both comfort and functionality. Inside, you are greeted by a warm and inviting main level showcasing oak hardwood floors and a bright, open-concept layout. The living and dining areas flow seamlessly into the show-stopping kitchen, designed with a Joanna Gaines-inspired style. Here you'll find ceiling-height cabinetry, quartz countertops, a full pantry, and plenty of space for both cooking and entertaining. Just off the main living area, there is access to the deck complete with a gas line for your BBQ, making outdoor gatherings effortless. A convenient half bath completes this level. Upstairs, there are two generously sized bedrooms, each featuring its own private en-suite bathroom. Both bedrooms come equipped with darkening shades discreetly installed behind the blinds, providing comfort and privacy. The fully developed basement expands your living space and offers incredible flexibility. Finished with durable oak vinyl plank flooring and custom shelving, it is currently being used as a recreation room but could easily serve as a third bedroom if needed. The basement also houses the laundry area with custom cabinetry, adding both style and practicality to your everyday routine. Additional updates include fresh paint throughout the entire home, giving every space a clean and modern feel. With its prime location near the golf course, walking trails, and all the amenities of Thickwood, this home truly has it all: style, location, and thoughtful upgrades throughout. Don't miss your opportunity to make this beautiful property your new home!

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