



GRASSROOTS
REALTY GROUP

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103 Wolf Way SE
Fort McMurray, Alberta

MLS # A2266132



\$359,900

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	3 Level Split		
Size:	960 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry		

Inclusions: N/A

Welcome to this beautifully renovated home in Wood Buffalo ! This 4-bedroom, 2 full bathroom property is move-in ready and loaded with upgrades. Step inside to discover a bright, vaulted main living area featuring brand-new vinyl plank flooring and fresh neutral paint. The main floor hosts high ceilings, large windows to let in natural light with a good size living room, large kitchen, and dinette. The kitchen features Oak cabinets and pantry. The dining area opens to a large backyard with a spacious deck—perfect for entertaining. Upstairs there is 3 bedrooms and a 4pc bathroom. Downstairs there is space for a family room or a kids play space & a fourth bedroom with a 4pc ensuite. This home features a back yard with back alley access so you can add a garage if desired. Upgrades include new shingles in 2025, new LVP flooring & new paint. The driveway has 2 parking spaces and street parking. Located close to schools, parks, shopping, and transit—this turnkey property is a must-see and is perfect for first time buyers, buyers upgrading from a condo or mobile, or buyers that are looking at downsizing.