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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							
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	Division:	Wood Buffalo					
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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 includes 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 is looking at downsizing.