1, 120 Warren Way
Fort McMurray, Alberta

MLS # A2282583

$329,900

Division:	Wood Buffalo
Type:	Residential/Four Plex
Style:	4 Level Split

Size:	1,430 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Single Garage Attached
Lot Size:	0.00 Acre
Lot Feat:	Backs on to Park/Green Space

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 289
Basement:	Full	**LLD:**	-
Exterior:	Concrete	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island		

Inclusions: Fridge, OTR Microwave, Stove, Dishwasher, All window coverings, AC unit, Garage door opener, Washer, Dryer

Welcome to this beautifully designed townhouse condominium offering a perfect blend of comfort, functionality, and modern living. The open-concept main floor is ideal for both everyday living and entertaining, featuring a spacious living room, dining area, and a large, well-appointed kitchen. Anchoring the space is a stunning three-way fireplace, creating warmth and ambiance that can be enjoyed from multiple areas of the home.   Upstairs, the top floor hosts three generously sized bedrooms, including a large primary suite complete with a full en-suite bathroom, providing a private retreat at the end of the day. The additional bedrooms are perfect for family members, guests, or a home office.   The fully developed basement adds valuable living space with a comfortable recreation room, ideal for movie nights, a home gym, or a play area, along with a conveniently located laundry area.   Additional highlights include an attached single garage and a peaceful green space backing the unit, offering privacy and a relaxing outdoor setting. This well-maintained townhouse is an excellent option for families, professionals, or investors seeking a move-in-ready home in a desirable community.