



**342 Warren Road
Fort McMurray, Alberta**

MLS # A2287878



\$550,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,899 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Jetted Tub, Laminate Counters, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garage door opener & remote, bbq, air conditioner, garage heater

Let us be real with you. Finding a home in Fort McMurray that checks all the boxes is not easy. You want space. You want style. You want a yard where the kids can actually run around. And you really want to stop cleaning carpet. (We get it. Carpet is the worst.) Well, 342 Warren Road just entered the chat and it brought receipts. This two storey home in Wood Buffalo sits on 4,923 square feet of land and gives you 1,898 square feet of living space above grade, plus a fully finished basement that adds even more room to spread out. That is a lot of house. And every single inch of it has no carpet. Not one shred. Just beautiful flooring from top to bottom, basement included. Your socks will thank you. Your vacuum will retire early. The main floor greets you with a spacious living room filled with natural light pouring through big windows. The dining room connects to the kitchen through a charming arched pass through that makes the whole space feel open and connected. Speaking of the kitchen, it is loaded. Maple cabinetry lines the walls, stainless steel appliances do their thing, and you have more counter space than you probably know what to do with. There is even a walk in pantry because nobody wants to play Tetris with their groceries. Now head upstairs and prepare yourself. The bonus room is the showstopper. Vaulted ceilings soar overhead. A stone accent wall with a sleek electric fireplace anchors the room. Shiplap detailing and floating shelves add warmth and character. Arched windows let in loads of light. This is the room where movie nights become legendary and lazy Sundays feel like a gift. The primary bedroom is generous and comfortable with plenty of room to breathe. The ensuite features a soaker tub that is basically begging you to light a candle and forget about your day. A large vanity gives you space to get ready without bumping elbows. Two more

bedrooms on the upper level give your kids, your guests, or your home office the space they need. Head downstairs and the basement delivers big. A fourth bedroom, a den, a four piece bathroom, and plenty of storage. The finishes are sharp with black door frames, gold hardware, and a clean white vanity. This is not your average basement. Outside, the fully fenced backyard is massive. A deck off the back is perfect for summer barbecues. The location in Wood Buffalo puts you right next to incredible trails for every season. And families take note, the water park opens again this summer and it is just minutes away. The attached double garage measures over 22 by 20 feet and comes with a garage heater because this is northern Alberta and we look after our vehicles up here. A new hot water tank means one less thing to worry about. Inclusions include the fridge, stove, dishwasher, washer, dryer, air conditioner, garage heater, and window coverings. You could move in tomorrow and not lift a finger. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video.