



**224 Warren Way  
Fort McMurray, Alberta**

**MLS # A2296332**



**\$530,000**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Drive Through, Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Basement stove.

Welcome to 224 Warren Way: Offering beautiful curb appeal and nestled in a sought-after neighbourhood, close to the Fort McMurray Golf Course, playgrounds, and scenic walking trails, this beautifully built 2017 home offers incredible versatility with a 2 bedroom legal suite and high-end finishes throughout. Step inside to a bright, open concept main floor featuring neutral paint tones and durable vinyl plank flooring. The living room flows seamlessly into the dining area and stunning kitchen, complete with two-tone white and grey cabinetry, quartz countertops, under-cabinet lighting, soft-close doors and drawers, and stainless steel appliances. A convenient 2pc powder room and main floor laundry complete this level. Upstairs, you will find two well-sized bedrooms, a 4pc bathroom, and a spacious primary retreat located at the front of the home. The primary bedroom features a walk-in closet and a 4-pc ensuite, creating the perfect private space. The basement offers a fully developed 2 bedroom legal suite with high ceilings, separate laundry hookups, and a beautiful kitchen that mirrors the quality of the main floor with quartz countertops and soft-close cabinetry. The suite also includes a full 4pc bathroom and a comfortable living area, making it ideal for extended family or multigenerational living. Outside, enjoy a yard with plenty of space for parking, toys, or entertaining. The oversized single detached garage is drive-through and roughed in for heat, offering added functionality and storage. An additional parking stall beside the garage provides even more convenience. This Wood Buffalo home highlights modern finishes and adds functional space for a variety of lifestyle needs. Don't miss your opportunity to make it yours - schedule your viewing today!