



**245 Warren Way**  
**Fort McMurray, Alberta**

**MLS # A2304399**



**\$579,999**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Shingle Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Garbage Collection
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, all window blinds, all light fixtures, garage heater, garage door opener, central a/c, master bedroom set

Welcome home to 245 Warren Way. - Stunning Bi-Level Home in Wood Buffalo built in 2016 - is the Perfect Family Retreat! This immaculate bi-level is nestled in the coveted neighborhood of Wood Buffalo! Spanning a generous 2,538 square feet of total living space, this home is an absolute gem designed with the growing family in mind. Backing onto a fabulous tree line, it offers both privacy and tranquility, making it an ideal oasis for relaxation and family gatherings. Key Features: Spacious & Functional Layout., As you step into this beautifully appointed home, you'll be greeted by a "well-designed floor plan" that effortlessly blends style and practicality. The main floor boasts a large country kitchen equipped with everything you need to inspire your culinary adventures. A charming garden door opens to your expansive rear deck, perfect for those leisurely coffee mornings or evening barbecues all while enjoying the natural beauty and privacy provided by the trees. The inviting great room is designed for relaxation, offering ample space for family gatherings and entertaining friends. The main floor continues with 3 generously sized bedrooms, and 2 full bathrooms, including a tranquil primary suite complete with its own private ensuite bath, comfort and convenience are fantastic in this home. Venture downstairs to discover a fully developed basement that expands your living space even further. This area features two additional bedrooms, a well-appointed bathroom, and a spacious family room, perfect for movie nights or game days. Whether you need a guest suite or a playroom for the kids, this basement has it all! "Man Cave/She Shed Ready." The "heated garage" is not just for parking; it's the ultimate "man cave or she shed"! With a pull-down ladder leading to loft storage, you'll have plenty of room for all your hobbies and tools. Bonus Features: Enjoy

the luxury of **central air conditioning** to keep you cool during the warmer months, and say goodbye to carpets! This home features easy-to-clean flooring throughout, making maintenance a breeze for busy families. **Prime Location:** Situated within a family-friendly community, you'll be within walking distance to public transport, close to schools, shopping, and all essential amenities. Everything you need is just a stone's throw away! This stunning bi-level home is priced to sell and is a dream come true for any family looking for a blend of comfort, convenience, and style. Don't wait—homes like this are in high demand! Make your move today, **Act fast—schedule your viewing today and make this house your new home!**