



**113 Wood Buffalo Way
Fort McMurray, Alberta**

MLS # A2140998



\$950,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.72 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private, See Remarks, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1E
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, microwave, garage remote, a/c

31,216 sq ft Lot! Exclusive and Private! Welcome to 113 Wood Buffalo Way. Opportunities like this only come around so often! Here is your chance to own a custom two storey home on one of Fort McMurray's most sought after streets! This 2,107 sq ft, 5 bedroom, 3 & 1/2 bath two storey sits in the heart of Wood Buffalo on 0.72 acres. This executive style home offers large windows, formal dining room, pristine hardwood floors and a spacious but welcoming living room with custom feature wall, built in shelving and a cozy gas fireplace. Enjoy prepping dinners in the chef's dream kitchen that is complete with a large granite centre island, built in double wall oven, glass tile backsplash and soft close cabinets. There is convenient back door access to the oversized 1,300 sq ft deck complete with duradec cover and gazebo. The main level also includes a separate bright office space, ideal for working from home. The upper level of this beautifully maintained home offers 3 spacious bedrooms with hardwood floors. The master bedroom is complete with a 5 piece ensuite bath that features a stand up shower, dual vanities with custom cabinetry, soaker tub and access to the walk in closet! There are 2 additional spacious bedrooms and another 4 piece bathroom on the upper level. The basement of this one of a kind property features engineered floors, 16'3" x 23' sq ft rec space, large storage room, 2 additional bedrooms and a full bathroom. This property is finished off with a custom landscaped circular driveway that leads to a 20'10" x 25'2" sq ft attached heated garage. Lastly you will enjoy the luxury of a large, private yard with mature trees and plenty of room to add additional landscaping, shed/garage or even a backyard rink! Call or Text to line up your private viewing today!