

**193 Warren Way
Fort McMurray, Alberta**

MLS # A2206926



\$599,888

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,368 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge (as is where is, ice maker doesn't work), stove, dishwasher, built-in beverage cooler, window blinds, 2x washer, 2x dryer

BACKING GREENSPACE, FULLY DEVELOPED 5 BEDROOM, 3 BATHS, NO CARPET, ENGINEERED HARDWOOD FLOORS, SEPARATE ENTRANCE, 9 FT CEILINGS, CENTRAL AIR, AND BUILT IN 2017. With over 2500 sq ft of living space, this move in ready home will check off all the boxes. You enter the home to a large front foyer and take note of the vaulted ceilings, and beautiful stair rails, and staircase that leads to a lovely freshly painted open-concept living area covered in engineered hard wood floors. The great room has oversized windows, a stone faced-feature wall with gas fireplace and built-in shelving. The great room opens to your large dining room and then your kitchen with custom cabinets, large moveable island, quartz countertops, black stainless appliances, backsplash, and a massive walk-in pantry. This main level continues with 2 large bedrooms, and 2 bathrooms. The Primary bedroom offers a walk-in closet, and a stunning ensuite featuring double sinks, and a walk-in STEAM SHOWER. The fully finished lower level has 3 huge bedrooms, a laundry room, full bathroom, and family room. This lower level offers a bright airy space with oversized above-ground windows. In addition, you have a separate entrance. Other features of this turn-key home is a large main level mud room with laundry room, and direct access to your oversized double attached heated garage. On the exterior of the home you have a fully finished and landscaped yard backing greenspace, shed and more. This home is perfectly located in the neighborhood of Wood Buffalo, close to Thickwood golf course, walking distance to children's parks, and more. Call today for your personal tour.