

# \$304,900 - 39, 120 Warren Way, Fort McMurray

MLS® #A2214089

## \$304,900

3 Bedroom, 3.00 Bathroom, 1,417 sqft  
Residential on 0.00 Acres

Wood Buffalo, Fort McMurray, Alberta

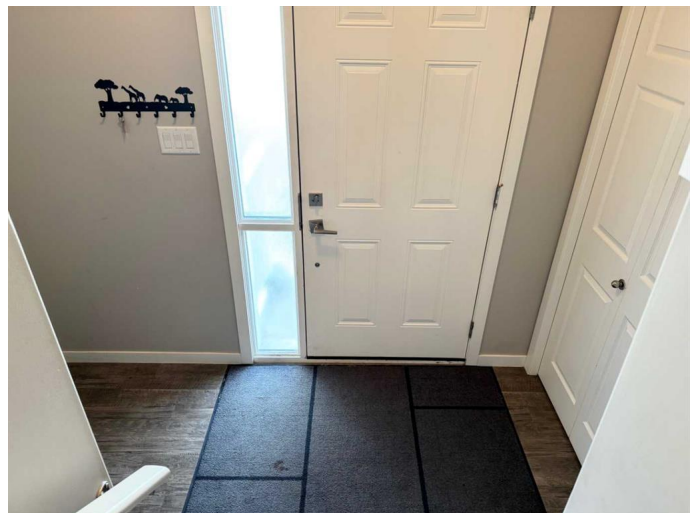
Welcome to this beautifully finished end unit townhouse in the desirable community of Wood Buffalo—just minutes from the Fort McMurray Golf Course and close to parks, trails, schools, and city transit. Built in 2018, this fully developed home features an attached garage, hot water on demand, central vacuum with attachments, and tasteful, modern finishings throughout.

The main floor is bright and inviting, featuring glass railings, a good-sized kitchen with stainless steel appliances, and an open-concept dining and living area centered around a three-sided gas fireplace—perfect for entertaining or cozy nights in. The kitchen also offers access to a private deck that leads to the backyard and shared green space. A convenient half bath is also located on this level.

Upstairs, you'll find a spacious primary suite complete with a jetted tub, separate shower, and ample closet space. The second bedroom includes its own private ensuite, making it ideal for guests or family members.

The fully finished basement offers a third bedroom with its own bathroom, a laundry area, and access to the garage with generous storage space.

Don't miss out—book your private viewing today!



Built in 2018

## Essential Information

MLS® #	A2214089
Price	\$304,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	39, 120 Warren Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5J4

### **Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	4
Zoning	R3

**Listing Details**

Listing Office	RE/MAX Connect
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