

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

MLS® #A2214089

## \$304,900

3 Bedroom, 4.00 Bathroom, 1,434 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.

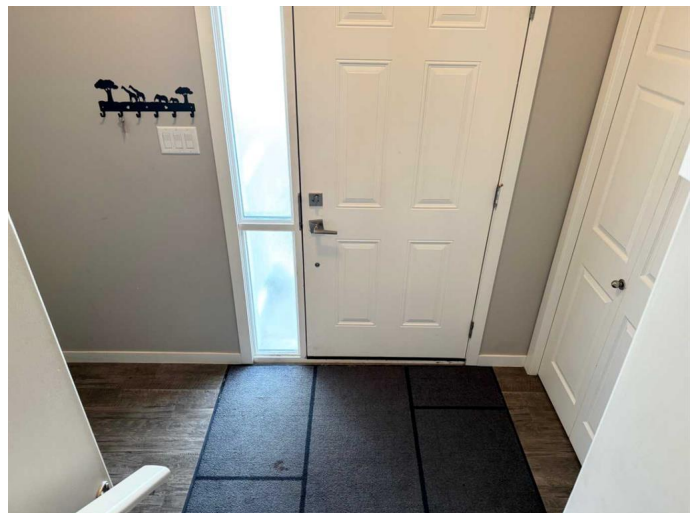
Upstairs, you'll find a spacious primary suite complete with a jetted tub, separate shower, and ample closet space. The second bedroom includes its own private ensuite, making it ideal for guests or family members.

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      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,434         |
| 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 | 24               |
| Zoning         | R3               |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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