

# \$300,000 - 8, 120 Warren Way, Fort McMurray

MLS® #A2259855

## \$300,000

2 Bedroom, 3.00 Bathroom, 1,443 sqft

Residential on 0.04 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to this beautifully finished townhome located in one of Fort McMurray's most desirable areas, just steps from the Thickwood Golf Course. Thoughtfully designed and move-in ready, this home combines modern finishes with timeless character, offering both comfort and functionality.

Inside, you are greeted by a warm and inviting main level showcasing oak hardwood floors and a bright, open-concept layout. The living and dining areas flow seamlessly into the show-stopping kitchen, designed with a Joanna Gaines-inspired style. Here you'll find ceiling-height cabinetry, quartz countertops, a full pantry, and plenty of space for both cooking and entertaining. Just off the main living area, there is access to the deck complete with a gas line for your BBQ, making outdoor gatherings effortless. A convenient half bath completes this level.

Upstairs, there are two generously sized bedrooms, each featuring its own private en-suite bathroom. Both bedrooms come equipped with darkening shades discreetly installed behind the blinds, providing comfort and privacy.

The fully developed basement expands your living space and offers incredible flexibility. Finished with durable oak vinyl plank flooring and custom shelving, it is currently being used as a recreation room but could easily serve as



a third bedroom if needed. The basement also houses the laundry area with custom cabinetry, adding both style and practicality to your everyday routine.

Additional updates include fresh paint throughout the entire home, giving every space a clean and modern feel. The attached garage provides year round convenience, and with the addition of rubber mat flooring, itâ€™s both functional and easy to maintain.

With its prime location near the golf course, walking trails, and all the amenities of Thickwood, this home truly has it all: style, location, and thoughtful upgrades throughout.

Donâ€™t miss your opportunity to make this beautiful property your new home!

Built in 2018

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2259855      |
| Price          | \$300,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,443         |
| Acres          | 0.04          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8, 120 Warren Way |
| Subdivision | Wood Buffalo      |

|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9H 5J4       |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 1                             |
| Parking        | Single Garage Attached        |
| # of Garages   | 1                             |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Jetted Tub, Pantry, Quartz Counters                                  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                           |
| Cooling           | Central Air                                                          |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Gas                                                                  |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | See Remarks     |
| Roof              | Asphalt         |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 17                   |
| Zoning         | R3                   |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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