

# \$499,900 - 109 Warren Road, Fort McMurray

MLS® #A2210235

**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,167 sqft  
Residential on 0.10 Acres

Wood Buffalo, Fort McMurray, Alberta

Modern Rebuild with Basement Suite &  
Detached Garage – Move-In Ready with  
Nothing Left to Do

Rebuilt from the ground up in 2017–2018, this home offers the perfect balance of modern design and low-maintenance living. Everything has been done—luxury vinyl plank flooring, roof, furnace, hot water tank, and even a double detached garage. It's all new. With the right care, you won't have to worry about replacing a thing for the next 10, 15, even 20 years.

The main floor welcomes you with vaulted ceilings, a warm palette of creamy soft walls and earth-toned flooring, and an open layout that feels bright, clean, and inviting. Designed for functionality and flow, every detail has been thoughtfully considered.

Downstairs, you'll find a fully developed basement suite with its own entrance, laundry, and nearly 10-foot ceilings—making it feel just as open and comfortable as the space upstairs. Whether you're planning to offset your mortgage with rental income, accommodate multi-generational living, or invest in a smart, dual-living layout, the flexibility here is unmatched.

Outside, the detached garage with alley access and extra parking out front makes day-to-day life that much easier.



You couldn't rebuild this home for this price in today's market. It's a rare find: modern finishes, dual living potential, and turn-key from top to bottom.

Built in 2017

### Essential Information

MLS® #	A2210235
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,167
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	109 Warren Road
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5H3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	40
Zoning	R1S

## Listing Details

Listing Office	RE/MAX Connect
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