

# \$299,900 - 16, 120 Warren Way, Fort McMurray

MLS® #A2219618

**\$299,900**

4 Bedroom, 4.00 Bathroom, 1,417 sqft

Residential on 0.04 Acres

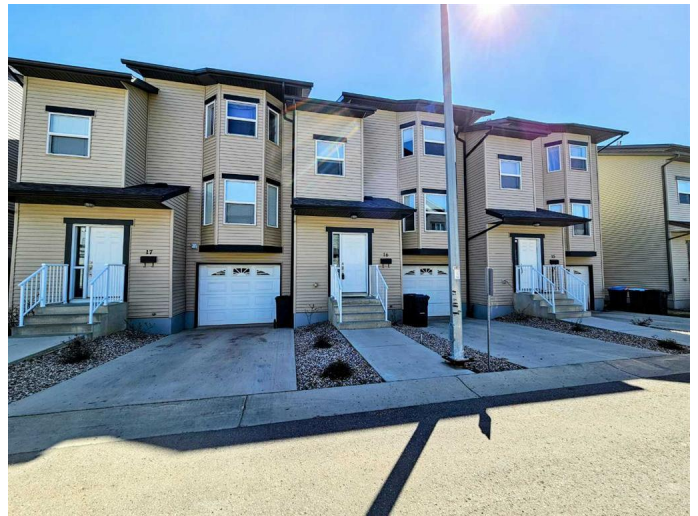
Wood Buffalo, Fort McMurray, Alberta

LOW CONDO FEES, 4-BEDS, 3.5-BATHS, ATTACHED GARAGE W/ DRIVEWAY. This 2018-built townhome is in turn-key condition and ready for immediate possession. Ethan Estates is located in Wood Buffalo, close to nature trails, a golf course, fine dining, and many parks. The neighbourhood is affluent in family quality and close to major amenities. The layout of this home is cozy and functional, as your main level is an open concept with a large living room, dining space, and kitchen. The basement is fully finished with a bedroom and its very own ensuite. Ethan Estates, YOUR NEW HOME!

Built in 2018

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2219618      |
| Price          | \$299,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,417         |
| Acres          | 0.04          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16, 120 Warren Way |
| Subdivision | Wood Buffalo       |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9H5J4             |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Snow Removal, Trash, Visitor Parking   |
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Garage Door Opener, Garage Faces Front, Off Street, Single Garage Attached, Stall, Titled |
| # of Garages   | 1  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Three-Sided                                      |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 55             |
| Zoning         | R3             |

## Listing Details

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