$950,000 - 113 Wood Buffalo Way, Fort McMurray

MLS® #A2219826

$950,000

5 Bedroom, 4.00 Bathroom, 2,107 sqft
Residential on 0.72 Acres

Wood Buffalo, Fort McMurray, Alberta
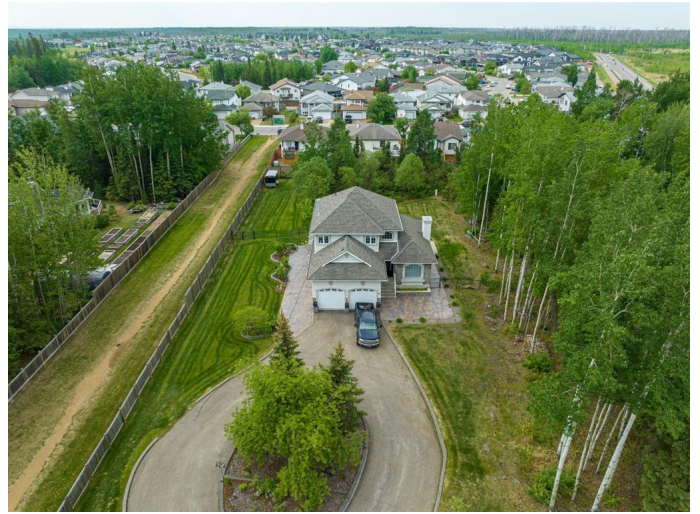
Exclusivity, Elegance, and Space â€"
Welcome to 113 Wood Buffalo Way

Rarely does a property of this caliber come to marketâ€"donâ€™t miss your opportunity to own a custom-built, executive two-storey home on one of Fort McMurrayâ€™s most prestigious streets. Nestled on an impressive 31,216 sq ft lot (0.72 acres), this stunning residence combines refined design with exceptional functionality.

Boasting 2,107 sq ft of above-grade living space, this home features 5 bedrooms and 3.5 bathrooms, offering room for the whole family while still maintaining a sense of warmth and intimacy. A grand front entry welcomes you into a home filled with natural light, highlighted by pristine hardwood flooring, a formal dining area, and a cozy yet spacious living room complete with a custom feature wall, built-in shelving, and a gas fireplace for year-round comfort.

The chef-inspired kitchen is sure to impress with a large granite center island, built-in double wall oven, sleek glass tile backsplash, and elegant soft-close cabinetry. From here, enjoy direct access to an oversized 1,300 sq ft deckâ€"perfect for entertainingâ€"featuring duradec covering and a charming gazebo for all-season enjoyment.

The main level also offers a bright and private

office space, ideal for remote work or quiet study.

Upstairs, you'll find three generous bedrooms, including a luxurious primary retreat complete with a 5-piece ensuite featuring a soaker tub, dual vanities with custom cabinetry, a stand-up shower, and a walk-in closet. An additional full bath completes the upper level.

The fully developed basement extends your living space with engineered flooring throughout, a spacious rec room (16'3" x 23'), two additional bedrooms, a full bathroom, and ample storage.

Curb appeal meets functionality with a custom-landscaped circular driveway leading to a heated 20'10" x 25'2" attached garage, offering space for vehicles, toys, or a workshop.

Step into your private backyard oasis, surrounded by mature trees with room to create your dream outdoor escape—whether it's a play area, fire pit, garden, or even a backyard rink.

This is more than a home—it's a lifestyle. Opportunities like this don't come often. Contact us today to schedule your private viewing of this extraordinary Wood Buffalo gem.

Built in 2000

Essential Information

MLS® #	A2219826
Price	$950,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,107
Acres	0.72
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	113 Wood Buffalo Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1W5

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Built-In Refrigerator, Central Air Conditioner, Double Oven, Electric Oven, Microwave, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Many Trees, Private, See Remarks, Treed, Views

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	107
Zoning	R1E

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK