

# \$319,900 - 16, 120 Warren Way, Fort McMurray

MLS® #A2177948

**\$319,900**

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 & 2  
ADDITIONAL TITLED PARKING STALLS.**

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® #	A2177948
Price	\$319,900
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 November 8th, 2024

Days on Market 150

Zoning R3

## Listing Details

Listing Office            RE/MAX Connect

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