

# \$500,000 - 255 Warren Road, Fort McMurray

MLS® #A2198466

## \$500,000

5 Bedroom, 4.00 Bathroom, 1,508 sqft  
Residential on 0.11 Acres

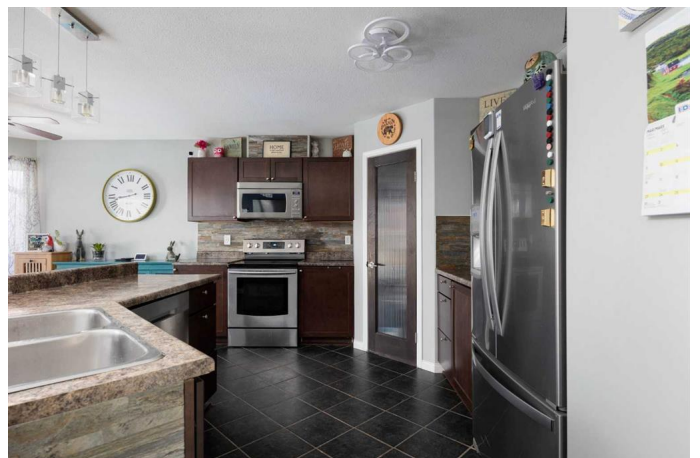
Wood Buffalo, Fort McMurray, Alberta

Welcome to 255 Warren Road! This fully developed 2 story features 3+2 bedroom, 3.5 bathroom, main floor office and an open concept kitchen and living room area. The kitchen boasts a corner pantry and a spacious island with separate dining area allowing easy access to the new deck out back and a fully fenced yard and maintenance free. You will love the gas fireplace in the living room for the cooler nights to enjoy family time. The primary bedroom is spacious and the ensuite has a new facelift for a modern feel. Downstairs features a kitchenette. You will love the heated attached garage and large driveway and not to mention the amazing neighborhood. Come check this family home out today while its still available.

Built in 2001

## Essential Information

MLS® #	A2198466
Price	\$500,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,508
Acres	0.11
Year Built	2001
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	255 Warren Road
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5L9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Cleared, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	36

Zoning R2

## **Listing Details**

Listing Office RE/MAX Connect

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