

# \$515,000 - 109 Warren Road, Fort McMurray

MLS® #A2210235

**\$515,000**

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	\$515,000
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	24
Zoning	R1S

## Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.