# **\$399,998 - 126 Wolff Way, Fort McMurray**

MLS® #A2195041

### \$399,998

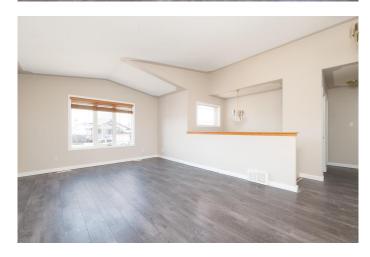
5 Bedroom, 3.00 Bathroom, 1,177 sqft Residential on 0.09 Acres

Wood Buffalo, Fort McMurray, Alberta

PERFECT PROPERTY FOR THE SAVVY BUYER! Located minutes from the best golf course in Fort McMurray, this 5 bedroom & 2.5 bath unit is the perfect starter home. This home starts with a vaulted ceilings that leads to a large living room that flows to the kitchen & dining nook. The galley kitchen offers white appliances, colonial cabinets, and extra counter space. The dining room has direct access to a large deck, landscaped & fenced yard with rear alley access & room for a future garage. The Primary bedroom boasts half bath & walk-in closet. Up also has 2 more generous bedrooms & 4 pc bath. Down is fully developed with quality laminate, large rec/family room, laundry/utility room, 2 large bedrooms & full bath. Bonuses: Central A/C, extra storage under the stairs. Room for RV Parking, Rear Alley Access to build your DREAM GARAGE! plus a double concrete driveway in front. Bonus: Central A/C, Newer Carpet (upstairs), decorated with modern Paint colors, Newer Vinyl Plank flooring up. POTENTIAL TO BUILD YOUR DREAM **GARAGE HERE! Double Front Concrete** Driveway, fenced yard, and more CALL TO VIEW NOW! Tenants in place. 24 hours notice required for all showings.







Built in 2001

#### **Essential Information**

MLS® # A2195041

Price \$399,998

5

Bedrooms

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,177

Acres 0.09

Year Built 2001

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

## **Community Information**

Address 126 Wolff Way Subdivision Wood Buffalo

City Fort McMurray

County Wood Buffalo

Province Alberta
Postal Code T9H 5G9

## **Amenities**

Parking Spaces 4

Parking Off Street

#### Interior

Interior Features See Remarks
Appliances See Remarks

Heating Forced Air, Floor Furnace

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed February 16th, 2025

Days on Market 75 Zoning R1

# **Listing Details**

Listing Office RE/MAX Connect

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