

# \$744,900 - 189 Warren Way, Fort McMurray

MLS® #A2212487

## \$744,900

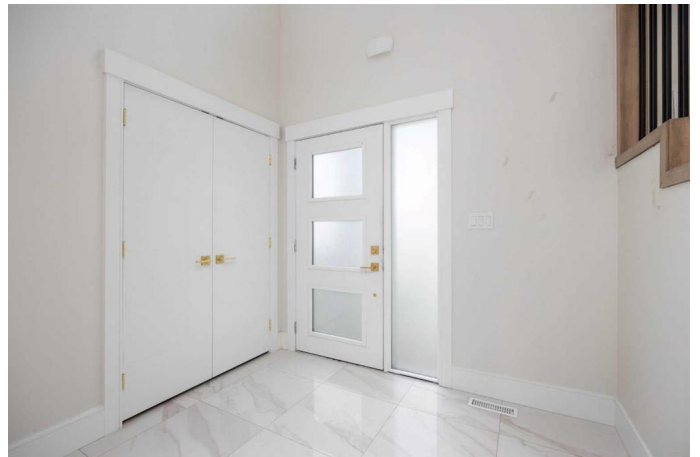
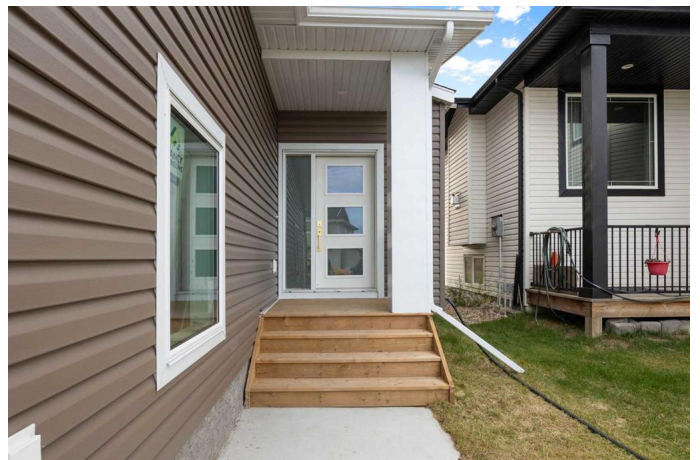
3 Bedroom, 3.00 Bathroom, 2,140 sqft  
Residential on 0.11 Acres

Wood Buffalo, Fort McMurray, Alberta

Introducing Quality Executive Brand New Home ! This Exceptional property Backs onto a Serene Green Space and includes a versatile bonus room, making it a top choice for families seeking space and flexibility. (Option to develop a legal basement suite, or the basement can be finished according to the buyer's requirements). Upon entry, you'll be impressed by the open-concept design of the main floor. The well-equipped kitchen boasts ample storage and elegant quartz countertops, adding a sophisticated touch. The spacious living room, with its cozy gas fireplace, offers a welcoming atmosphere, while hardwood floors throughout the main level provide both style and durability. Plenty of natural light enhances the warmth and charm of this inviting space.

The master bedroom is a luxurious retreat, featuring an ensuite bathroom with a double vanity, a large walk-in shower, and ample storage. A generously sized walk-in closet completes this haven. Two additional bedrooms on the main floor offer comfort and versatility for family or guests. The huge bonus room adds extra living space, perfect for relaxation or entertainment.

The separate entrance to the unfinished basement opens up a range of possibilities—whether for a legal suite to generate income, extended family accommodation, or a guest area. As an added



bonus, a \$5,000 appliance package is included, ensuring youâ€™re ready to enjoy your new home from day one.

This home exemplifies the quality and craftsmanship Mann Builder is known for. Donâ€™t miss your chance to own this exceptional propertyâ€”contact us today for more information or to schedule a personal tour!

Built in 2024

**Essential Information**

MLS® #	A2212487
Price	\$744,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,140
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	189 Warren Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5H9

**Amenities**

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

# of Garages 2

## Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Appliances See Remarks

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Unfinished, See Remarks

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Views, Greenbelt

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 16th, 2025

Days on Market 20

Zoning R2

## 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.