

# \$555,000 - 248 Warren Road, Fort McMurray

MLS® #A2259772

**\$555,000**

5 Bedroom, 3.00 Bathroom, 1,144 sqft  
Residential on 0.12 Acres

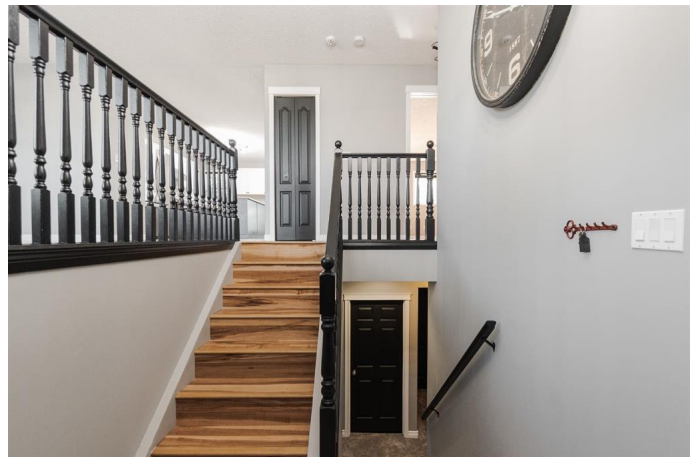
Wood Buffalo, Fort McMurray, Alberta

Open House: Saturday, October 4th 11:00am - 1:00pm | Welcome to 248 Warren Road: an updated bi-level tucked away in the neighbourhood of Wood Buffalo, close to parks, trails and the beautiful Fort McMurray Golf Club. With 5 bedrooms, 3 bathrooms, and over 2,200 sq/ft of living space, this home has just been fully refreshed and is ready for immediate possession.

A new light fixture greets you in the spacious entryway, and the main floor opens into a bright, airy layout with large windows. The kitchen, updated in 2022, features two-toned cabinetry in modern green and white, a pantry, and a gas range with a double oven. The fridge and dishwasher are also newer, and a statement chandelier in the dining room complements the other updated lighting found throughout the home.

The main level includes two bedrooms and two full baths, including a primary suite with a four-piece ensuite bathroom. The second bathroom has also been updated with new counters, tile floors, and a vanity for a fresh, modern look.

The lower level was fully redone in 2025 with new carpet and paint, and the large windows make this space feel inviting and bright. A pellet stove adds warmth and efficiency to the family room, and three additional bedrooms plus a third full bathroom complete the space. Outside, the yard is fully fenced and surrounded by mature trees. You'll enjoy a two-tiered deck (freshly stained in 2025), a fire



pit, and a dedicated space ready for a pool. Extra storage can be found in the shed and beneath the deck, while fresh mulch adds to the curb appeal. Friendly neighbours make this street feel like home.

The attached double garage is insulated and heated with a 2017 heater, and offers a separate sub panel plus a newer opener with remote. Additional updates include shingles (2020), central A/C (2024), and a newer sump pump with backup battery.

Turn-key, updated, and move-in ready – this home is prepared for its next owners to settle in and enjoy. Schedule your private tour today.

Built in 2001

**Essential Information**

MLS® #	A2259772
Price	\$555,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,144
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	248 Warren Road
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5J9

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad, Side By Side
# of Garages	2

## Interior

Interior Features	Chandelier, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2025
Days on Market	4
Zoning	R2

## Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

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.