

327 Warren Road  
Fort McMurray, Alberta

MLS # A2218105



**\$559,900**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** GARAGE HEATER, AIR CONDITIONING

Welcome to your dream home in the family-friendly subdivision of Wood Buffalo! Nestled near the golf course and a fantastic water park, this property offers the perfect mix of leisure and convenience. With no neighbors behind, you'll enjoy added privacy and nature's backdrop. Step inside, and you'll immediately notice the gorgeous wide plank hardwood floors that flow throughout most of the main level and up the stairs to the second floor. The main floor is designed for modern living, featuring a spacious living room with a charming shiplap feature wall and a cozy gas fireplace—ideal for those chilly evenings. The open-concept kitchen and dining area are perfect for family gatherings, complete with stainless steel appliances, a corner pantry, and easy access to the expansive back deck, making entertaining a breeze! Head upstairs and discover a full bathroom and three inviting bedrooms, including a master suite that has it all: a generous walk-in closet and a luxurious ensuite with a jetted tub, separate shower, and a roomy vanity. Need more space? The finished basement is a fantastic bonus, complete with a cozy rec room, two additional bedrooms, and a fourth bathroom—perfect for guests or a growing family. Let's talk about the outdoor space! The large back deck and fenced yard boast southwest exposure, offering sun-soaked afternoons and a level area that's perfect for an above-ground pool. Whether you're hosting summer barbecues or simply soaking up the sun, this backyard is sure to be a favorite spot. Homes in this neighborhood are limited, and this one is sure to impress! The air conditioning and heated garage add to the convenience, and the tasteful upgrades and meticulous remodeling ensure that everything feels fresh and welcoming. It has been exceptionally maintained by its owners and is ready for

possession. Don't miss the chance to make this beautiful house your home.