

**196 Waniandy Way
Fort McMurray, Alberta**

MLS # A2297866



\$569,900

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,293 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: fridge, gas stove, dishwasher, washer, dryer, microwave, air conditioning, garage heater, garage door opener & 2 remotes, blinds, basement: washer, dryer, fridge, dishwasher

NEWFOUNDLAND CLEAN. Nan would be proud. IYKYK. That is 196 Waniandy Way. This well-loved, beautifully maintained modified bi-level sits on a quiet street in one of Fort McMurray's most sought-after neighbourhoods, & it is ready for your family to walk right in. With 1,293 SQFT of thoughtfully laid out living space on a 5,499 SQFT lot, 3+1 bedrooms, & three full 4PC bathrooms, there is plenty of room for everyone. Big family? Perfect. Need a guest room for the relatives? Done. The double attached heated garage measures a whopping 24 feet 6 inches by 26 feet 6 inches, so your vehicles, tools, & all the things that accumulate in a busy family life finally have a proper home. Step inside & you are greeted by a large entryway with wide staircases & a front hall closet that is actually a walk-in. No more piling coats on top of each other. The tall ceilings make everything feel open & bright. The kitchen is a dream for anyone who loves to cook, or just looks like they do. Quartz countertops, a large island, loads of counter space, & so much storage you might actually be able to find the garlic press. The open-concept kitchen & dining area flow together beautifully, & just off the dining room sits a 13 by 16 foot three-season sun room. Morning coffee. Evening wind-down. Summer dinners with the family. This space gets used & loved. The living room is anchored by a large window that pulls in natural light, with tall ceilings that give the whole main floor an airy, open feel. Upstairs, the primary bedroom is tucked above the garage, which means peace, quiet, & privacy. A walk-in closet & a 4PC ensuite round it out nicely. Two more full 4PC bathrooms in the home mean the morning rush is just a little less rushed. The basement is the bonus you did not know you needed. With a wet bar, its own laundry, & a kitchenette, it functions beautifully as extra living space or could be set up

as an illegal suite (no separate entrance). Whether that is for extended family, older kids, or a great entertaining space, the options are there. Outside, the backyard is large, private, & beautifully kept. Quiet street, quiet yard, the kind of outdoor space a family actually uses. Out front, there is plenty of parking for everyone who shows up. Big updates have already been taken care of. Brand new roof in 2025. Brand new furnace in 2025. Two sets of the washer & dryer means no more fighting over laundry day. Wood Buffalo is where families want to be. You are just minutes from golf, a great restaurant, & a water park. Weekends just got a whole lot better. Homes this well cared for do not come up very often. Check out the detailed floor plans where you can see every sink & shower in the home, 360 tour & video. Are you ready to say yes to this address?