

1, 120 Warren Way  
Fort McMurray, Alberta

MLS # A2282583



**\$329,900**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 289
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge, OTR Microwave, Stove, Dishwasher, All window coverings, AC unit, Garage door opener, Washer, Dryer

Welcome to this beautifully designed townhouse condominium offering a perfect blend of comfort, functionality, and modern living. The open-concept main floor is ideal for both everyday living and entertaining, featuring a spacious living room, dining area, and a large, well-appointed kitchen. Anchoring the space is a stunning three-way fireplace, creating warmth and ambiance that can be enjoyed from multiple areas of the home. Upstairs, the top floor hosts three generously sized bedrooms, including a large primary suite complete with a full en-suite bathroom, providing a private retreat at the end of the day. The additional bedrooms are perfect for family members, guests, or a home office. The fully developed basement adds valuable living space with a comfortable recreation room, ideal for movie nights, a home gym, or a play area, along with a conveniently located laundry area. Additional highlights include an attached single garage and a peaceful green space backing the unit, offering privacy and a relaxing outdoor setting. This well-maintained townhouse is an excellent option for families, professionals, or investors seeking a move-in-ready home in a desirable community.