

\$300,000 - 8, 120 Warren Way, Fort McMurray

MLS® #A2259855

\$300,000

2 Bedroom, 3.00 Bathroom, 1,443 sqft

Residential on 0.04 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to this beautifully finished townhome located in one of Fort McMurray's most desirable areas, just steps from the Thickwood Golf Course. Thoughtfully designed and move-in ready, this home combines modern finishes with timeless character, offering both comfort and functionality.

Inside, you are greeted by a warm and inviting main level showcasing oak hardwood floors and a bright, open-concept layout. The living and dining areas flow seamlessly into the show-stopping kitchen, designed with a Joanna Gaines-inspired style. Here you'll find ceiling-height cabinetry, quartz countertops, a full pantry, and plenty of space for both cooking and entertaining. Just off the main living area, there is access to the deck complete with a gas line for your BBQ, making outdoor gatherings effortless. A convenient half bath completes this level.

Upstairs, there are two generously sized bedrooms, each featuring its own private en-suite bathroom. Both bedrooms come equipped with darkening shades discreetly installed behind the blinds, providing comfort and privacy.

The fully developed basement expands your living space and offers incredible flexibility. Finished with durable oak vinyl plank flooring and custom shelving, it is currently being used as a recreation room but could easily serve as



a third bedroom if needed. The basement also houses the laundry area with custom cabinetry, adding both style and practicality to your everyday routine.

Additional updates include fresh paint throughout the entire home, giving every space a clean and modern feel. The attached garage provides year round convenience, and with the addition of rubber mat flooring, itâ€™s both functional and easy to maintain.

With its prime location near the golf course, walking trails, and all the amenities of Thickwood, this home truly has it all: style, location, and thoughtful upgrades throughout.

Donâ€™t miss your opportunity to make this beautiful property your new home!

Built in 2018

Essential Information

MLS® #	A2259855
Price	\$300,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,443
Acres	0.04
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

Community Information

Address	8, 120 Warren Way
Subdivision	Wood Buffalo

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5J4

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Jetted Tub, Pantry, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	See Remarks
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	15
Zoning	R3

Listing Details

Listing Office	EXP REALTY
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