



**140 Warren Way**  
**Fort McMurray, Alberta**

**MLS # A2308647**



**\$579,900**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** refridgerator x 2, stove x 2, microwave x 2, dishwasher x 2, A/C,

This exceptionally well-maintained bi-level home offers 2,756 sq ft of fully finished living space on a fully fenced corner lot in the desirable and scenic neighbourhood of Wood Buffalo. Built by Vis-Star Homes, this property combines thoughtful design, functionality, and income potential. The main floor features approximately 1,300 sq ft of bright, open living space, complete with upgraded stainless steel appliances and high-end finishes throughout. The upper level offers three spacious bedrooms, including a primary suite with a beautifully appointed ensuite and a walk-in closet with built-in organizers. The third bedroom features a unique bonus storage area—perfect as a children’s play space or creative nook. Downstairs, you’ll find a fully developed and massive 2-bedroom legal suite with its own separate entrance, dedicated parking pad, and in-suite laundry with top-of-the-line washer and dryer. A separate utility room with independent access and an additional meter allows for easy monitoring of suite usage—ideal for investors or homeowners seeking rental income. The oversized, attached double garage features an in-floor heating, extra-tall door, perfect for accommodating lifted vehicles or larger equipment. In addition to the garage, the property offers front driveway parking as well as a separate parking pad off the side of the lot, providing ample space for tenants, guests, or recreational vehicles. Situated close to parks, public transportation, and a golf course, this fully fenced property offers both privacy and convenience. Measuring in accordance with RMS guidelines, this home is a standout opportunity for families and investors alike.