



241 WARREN Way
Fort McMurray, Alberta

MLS # A2314018



\$769,500

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Greenbelt, No Neighbours Behind, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: 10 YEAR ALBERTA NEW HOME WARRANTY! LG FRIDGE, LG THIN Q STOVE, SATINLESS LG DISHWASHER, LG WASHER, LG DRYER, FRONT LANDSCAPING, CONCRETE DRIVEWAY AND WALKWAY TO FRONT DOOR, REAR DECK & RAIL & STAIRS, GARAGE DOOR OPENER & REMOTE, GARAGE HEATER, GARAGE DOOR REMOTE, BBQ GAS LINE, NEST THERMOSTAT

241 Warren Way – GREENBELT NEW BUILD by premier builder Rochelle Homes! I’m very excited to showcase this new build by Morgan and his team, fully protected by the 10-Year Alberta New Home Warranty and ready for immediate possession! This home comes complete with front landscaping, rear deck and railing, heated garage, central A/C, gas line at rear deck for BBQ, 18ft wide oversized garage door and upgraded appliances. The front step, walkway, and concrete driveway; exterior stone accents will be completed soon. “The Wellington” features a very family functional floor plan and has 9 ft ceilings, main floor laundry, and a walkthrough pantry leading from the garage through the mudroom into the stunning kitchen (NO WIRE SHELVING HERE; ALL WOOD BUILT SHELVING THROUGHOUT). The kitchen is beautifully finished with soft-close wood-built drawers, quartz countertops, a large eat-up island, glass tile backsplash accents, Ceran top range with hood fan, LED pot lighting, and hand-selected light fixtures throughout. The dining nook and spacious open-concept living room both overlook the beautiful greenbelt! Heading back to the large front foyer and up to the second level, you’ll find a spacious bonus room for the family, along with 3 large bedrooms, including the primary suite. The primary bedroom has a 5-piece ensuite that has large free standing soaker tub, separate stand-up glass walk-in shower and his/her sinks & walk in closet with build in shelving. The basement remains undeveloped awaiting for your ideas! Come visit this well-built home by Morgan and his team. It’s built with passion, quality craftsmanship, and a strong commitment to customer service. Their extensive track record will give you the peace of mind you’re looking for. WELCOME HOME to 241 Warren Way.