



**227 Warren Road
Fort McMurray, Alberta**

MLS # A2323409



\$564,900

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,615 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Lawn		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge x2, stove x2, otr microwave x2, washer x2, dryer x2, dishwasher x2

INVESTOR ALERT! LEGAL SUITE WITH EXCELLENT INCOME POTENTIAL! Welcome to 227 Warren Road, a fantastic revenue-generating opportunity situated on a large corner lot backing onto a treeline. Whether you're looking to expand your investment portfolio or offset your mortgage with rental income, this property offers exceptional flexibility with a spacious main-floor suite and a separate 2-bedroom legal basement suite. The upper level features a bright and inviting layout with vaulted ceilings, a spacious front living room, and an eat-in kitchen complete with a pantry and direct access to the deck and backyard. This level offers 4 bedrooms, including a primary retreat with two closets and a private ensuite. The oversized fourth bedroom located above the garage provides endless possibilities and could easily function as a bonus room, family room, home office, or additional bedroom. The fully developed 2-bedroom legal basement suite is designed for comfortable independent living and features in-floor heating, large windows, a spacious living room, eat-in kitchen, two bedrooms, and a full 4-piece bathroom. The suite has its own private entrance and dedicated parking, making it highly attractive to tenants. A shared utility room includes two sets of laundry machines for added convenience and separate gas and electricity meters.. Outside, the property is thoughtfully configured for multi-family living with separate yard spaces for each suite, allowing privacy for both occupants. The large corner lot accommodates two separate driveways, providing ample parking for both the upper and lower suites. With a legal basement suite, separate entrances, dedicated parking, and a desirable location backing onto greenspace, 227 Warren Road presents an outstanding opportunity for investors, multi-generational families, or homeowners looking to

generate additional income. Recent updates include new shingles, attic insulation in 2017, new windows and siding on the back of the house 2017, new boiler 2026 and new flooring 2017. Upstairs rented until June 2027 for \$2850/month- buyer must assume upstairs tenants. Don't miss your chance to own this versatile property with strong rental appeal and excellent income potential!