

# \$559,900 - 327 Warren Road, Fort McMurray

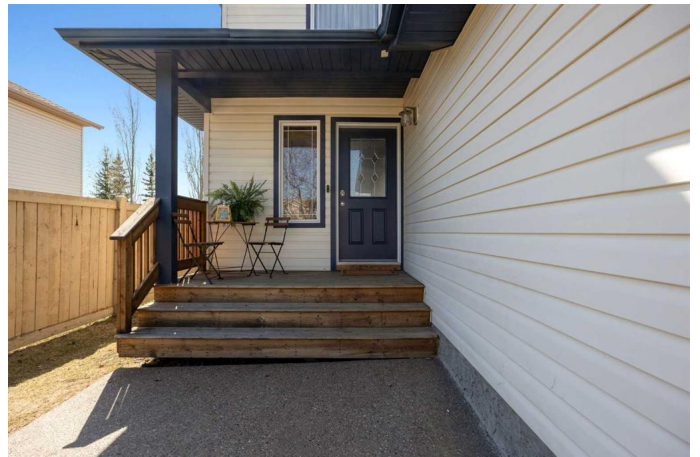
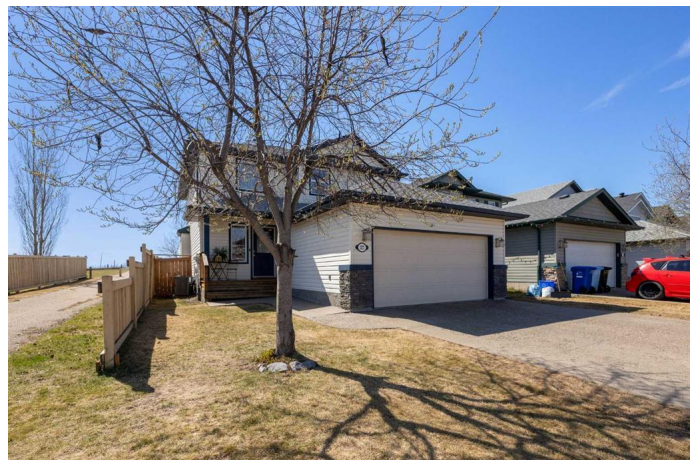
MLS® #A2218105

**\$559,900**

5 Bedroom, 4.00 Bathroom, 1,783 sqft  
Residential on 0.11 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to your dream home in the family-friendly subdivision of Wood Buffalo! Nestled near the golf course and a fantastic water park, this property offers the perfect mix of leisure and convenience. With no neighbors behind, you'll enjoy added privacy and nature's backdrop. Step inside, and you'll immediately notice the gorgeous wide plank hardwood floors that flow throughout most of the main level and up the stairs to the second floor. The main floor is designed for modern living, featuring a spacious living room with a charming shiplap feature wall and a cozy gas fireplace—ideal for those chilly evenings. The open-concept kitchen and dining area are perfect for family gatherings, complete with stainless steel appliances, a corner pantry, and easy access to the expansive back deck, making entertaining a breeze! Head upstairs and discover a full bathroom and three inviting bedrooms, including a master suite that has it all: a generous walk-in closet and a luxurious ensuite with a jetted tub, separate shower, and a roomy vanity. Need more space? The finished basement is a fantastic bonus, complete with a cozy rec room, two additional bedrooms, and a fourth bathroom—perfect for guests or a growing family. Let's talk about the outdoor space! The large back deck and fenced yard boast southwest exposure, offering sun-soaked afternoons and a level area that's perfect for an above-ground pool. Whether you're hosting summer barbecues or simply soaking up the sun, this



backyard is sure to be a favorite spot. Homes in this neighborhood are limited, and this one is sure to impress! The air conditioning and heated garage add to the convenience, and the tasteful upgrades and meticulous remodeling ensure that everything feels fresh and welcoming. It has been exceptionally maintained by its owners and is ready for possession. Don't miss the chance to make this beautiful house your home.

Built in 2005

**Essential Information**

MLS® #	A2218105
Price	\$559,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,783
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	327 Warren Road
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5K2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features No Smoking Home, Open Floorplan, Pantry, See Remarks  
Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Landscaped, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 5th, 2025  
Days on Market 6  
Zoning R2

### Listing Details

Listing Office EXP REALTY

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