

\$950,000 - 113 Wood Buffalo Way, Fort McMurray

MLS® #A2219826

\$950,000

5 Bedroom, 4.00 Bathroom, 2,107 sqft
Residential on 0.72 Acres

Wood Buffalo, Fort McMurray, Alberta

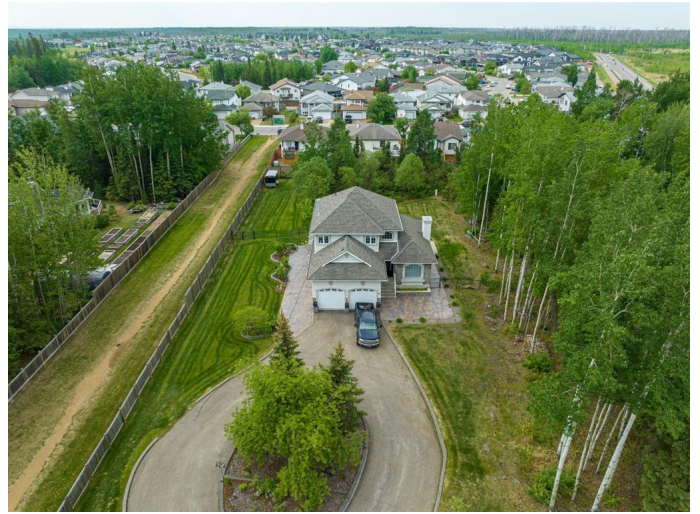
Exclusivity, Elegance, and Space â€“
Welcome to 113 Wood Buffalo Way

Rarely does a property of this caliber come to marketâ€”donâ€™t miss your opportunity to own a custom-built, executive two-storey home on one of Fort McMurrayâ€™s most prestigious streets. Nestled on an impressive 31,216 sq ft lot (0.72 acres), this stunning residence combines refined design with exceptional functionality.

Boasting 2,107 sq ft of above-grade living space, this home features 5 bedrooms and 3.5 bathrooms, offering room for the whole family while still maintaining a sense of warmth and intimacy. A grand front entry welcomes you into a home filled with natural light, highlighted by pristine hardwood flooring, a formal dining area, and a cozy yet spacious living room complete with a custom feature wall, built-in shelving, and a gas fireplace for year-round comfort.

The chef-inspired kitchen is sure to impress with a large granite center island, built-in double wall oven, sleek glass tile backsplash, and elegant soft-close cabinetry. From here, enjoy direct access to an oversized 1,300 sq ft deckâ€”perfect for entertainingâ€”featuring duradec covering and a charming gazebo for all-season enjoyment.

The main level also offers a bright and private



office space, ideal for remote work or quiet study.

Upstairs, youâ€™ll find three generous bedrooms, including a luxurious primary retreat complete with a 5-piece ensuite featuring a soaker tub, dual vanities with custom cabinetry, a stand-up shower, and a walk-in closet. An additional full bath completes the upper level.

The fully developed basement extends your living space with engineered flooring throughout, a spacious rec room (16'3" x 23'), two additional bedrooms, a full bathroom, and ample storage.

Curb appeal meets functionality with a custom-landscaped circular driveway leading to a heated 20'10" x 25'2" attached garage, offering space for vehicles, toys, or a workshop.

Step into your private backyard oasis, surrounded by mature trees with room to create your dream outdoor escapeâ€”whether itâ€™s a play area, fire pit, garden, or even a backyard rink.

This is more than a homeâ€”itâ€™s a lifestyle. Opportunities like this donâ€™t come often. Contact us today to schedule your private viewing of this extraordinary Wood Buffalo gem.

Built in 2000

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2219826 |
| Price | \$950,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |

| | |
|----------------|-------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,107 |
| Acres | 0.72 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 113 Wood Buffalo Way |
| Subdivision | Wood Buffalo |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K 1W5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Built-In Refrigerator, Central Air Conditioner, Double Oven, Electric Oven, Microwave, Range Hood |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Back Yard, Landscaped, Many Trees, Private, See Remarks, Treed, Views |

| | |
|--------------|------------------------------------|
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 87 |
| Zoning | R1E |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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