

# \$529,900 - 343 Warren Road, Fort McMurray

MLS® #A2200370

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,656 sqft  
Residential on 0.10 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 343 Warren Road - A Charming Family Home! This delightful two-storey family home boasts timeless hardwood flooring and an inviting, open foyer with soaring ceilings. Upon entering the living room, you'll be greeted by large windows and a cozy gas fireplace, which fills the space with warmth, making it the perfect spot to enjoy your morning coffee. The kitchen is a true standout, featuring a functional layout, a raised breakfast bar, updated appliances, and a corner pantry, offering both style and practicality. The spacious dining room is perfect for entertaining and provides access to the backyard and a large deck, ideal for outdoor gatherings. This level also includes a convenient two-piece bathroom, a mudroom, and a functional laundry area leading into the garage, completing the main floor. Upstairs, the second floor offers three generously sized bedrooms, including a primary suite with a walk-in closet and a luxurious ensuite. The ensuite is a must-see, featuring a jetted tub, a separate stand-up shower, and dual sinks, creating a spa-like retreat. There are also two additional bedrooms, a four-piece bathroom, and a linen closet for extra storage. The fully developed basement adds even more living space with a spacious bedroom, an open recreation area, a full bathroom, and ample storage options, ensuring plenty of room for all your needs. Step outside to the fully landscaped backyard, a true retreat. It features a spacious deck offering stunning year-round



sunset views and a large shed for added convenience. Additional enhancements include central vacuum, a fully finished garage with gym mats and radiant heat, and new air conditioning installed in 2024. This property is ideally located close to parks, trails, and a golf course, making it the perfect family home. Check out the photos, floor plans and 3D tour and call today to book your personal viewing.

Built in 2005

### Essential Information

MLS® #	A2200370
Price	\$529,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,656
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	343 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, Driveway, Heated Garage
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Jetted Tub, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	33
Zoning	R2

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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