

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

MLS® #A2200370

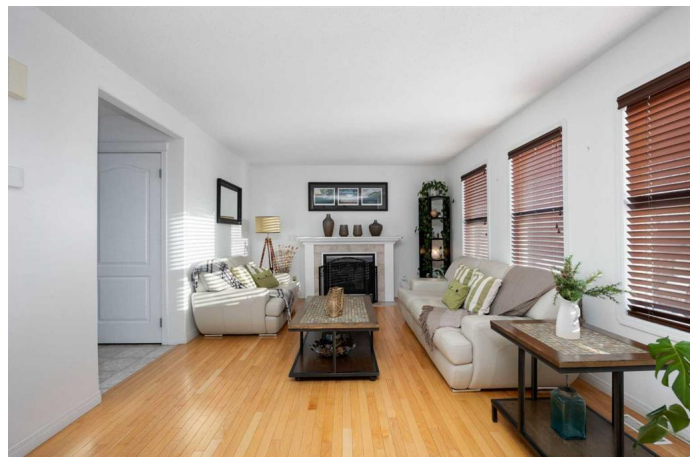
**\$529,900**

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, Walk-In Closet(s), Separate Entrance
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	43
Zoning	R2

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.