

\$540,000 - 335 Warren Road, Fort McMurray

MLS® #A2227050

\$540,000

4 Bedroom, 4.00 Bathroom, 1,436 sqft
Residential on 0.10 Acres

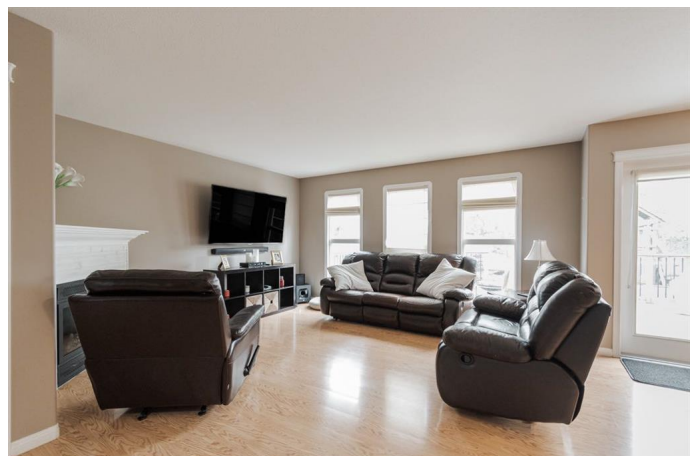
Wood Buffalo, Fort McMurray, Alberta

Welcome to 335 Warren Road: Set in the picturesque and peaceful community of Wood Buffalo, this warm and inviting home offers incredible outdoor space and a functional family layout, all just steps from trails, playgrounds, and the Fort McMurray Golf Club—home to one of the best patios in town. Known for its quiet charm and natural beauty, this neighbourhood is the perfect blend of serenity and convenience.

The curb appeal is immediate, thanks to updated siding and shingles (2017), a welcoming front entry, and a two-car driveway leading to a finished and heated 24x20 attached garage. Inside, a cozy living room anchored by a natural gas fireplace invites you to unwind, and the open-concept main floor makes everyday living and entertaining a breeze. A large dining space connects seamlessly to the kitchen, which features timeless white cabinetry, stainless steel appliances, and easy access to the laundry room and garage entry. A two-piece powder room completes the main level.

Upstairs, you'll find two well-sized bedrooms and a four-piece bath before reaching the spacious primary retreat, complete with a walk-in closet and private ensuite.

The fully developed basement offers flexibility for growing families or guests, with a generous



family room warmed by a second gas fireplace, a fourth bedroom, and ample storage.

But what truly sets this home apart is the backyard: a private, tree-lined retreat with no neighbours behind, featuring a large deck perfect for summer BBQs, raised garden beds, and space to play or relax in total peace plus an updated a/c 2023 that will keep you cool all summer.

Lovingly maintained and move-in ready, this home checks all the boxes for family-friendly living in one of Fort McMurray’s most desirable areas. Schedule your tour today.

Built in 2006

Essential Information

MLS® #	A2227050
Price	\$540,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,436
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	335 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, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad

of Garages 2

Interior

Interior Features Central Vacuum, Laminate Counters, Storage, Sump Pump(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 28th, 2025

Days on Market 7

Zoning R2

Listing Details

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.