



# 120 Warren Way Fort McMurray Alberta

\$325,000

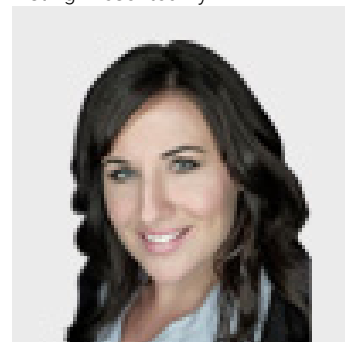
BUILT IN 2018! 3 BEDROOMS EACH WITH THEIR OWN ENSUITE! Welcome to Ethan Estates, This well managed condo offers some of the lowest townhome condo fees in the city at only \$288.81/month. Built in 2018 this unit is in excellent condition and is the perfect opportunity for first-time homeowners or those seeking a roommate-friendly layout. You'll love the beautiful craftsmanship with its cream colored cabinetry, stainless steel appliances, and easy to maintain LVP floors that create a modern atmosphere. The main floor welcomes you with a convenient 2PC bathroom and an open-concept layout, perfect for entertaining guests or simply relaxing after a long day. The 3-way gas fireplace adds warmth and ambiance to the space, creating a cozy atmosphere year-round. Upstairs, you'll find your own private oasis with two primary bedrooms, each featuring its own ensuite bathroom for added comfort and convenience. Whether you're sharing the home with roommates or hosting guests, everyone will appreciate the privacy and luxury of their own space. But the perks don't end there - the fully finished basement offers a third bedroom with yet another bathroom, making it ideal for accommodating roommates, teenagers or overnight visitors. Plus, the basement layout includes laundry and access to the attached garage, providing extra storage space for all your needs. And with the low condo fees covering snow removal, water, garbage, professional management, insurance, and common area maintenance, you can enjoy worry-free living year-round. Bonus: central AC keeps you cool and comfortable on hot summer days. Don't let this incredible opportunity slip away - schedule a viewing today and make the highly sought after Ethan Estates your new home sweet home! (id:6769)

2pc Bathroom 6.00 Ft x 5.00 Ft  
 Dining room 11.33 Ft x 12.33 Ft  
 Foyer 9.00 Ft x 5.58 Ft  
 Kitchen 13.33 Ft x 10.00 Ft  
 Living room 16.00 Ft x 12.58 Ft  
 4pc Bathroom 9.75 Ft x 8.00 Ft  
 4pc Bathroom 8.00 Ft x 5.42 Ft

Bedroom 13.33 Ft x 16.00 Ft  
 Primary Bedroom 16.00 Ft x 13.00 Ft  
 3pc Bathroom 5.00 Ft x 8.00 Ft  
 Bedroom 10.50 Ft x 9.50 Ft  
 Laundry room 7.00 Ft x 5.75 Ft  
 Furnace 4.00 Ft x 8.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

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