



197 Waniandy Way Fort McMurray Alberta

\$499,900

197 Waniandy Way, nestled in the community of Wood Buffalo. Ideally situated near the golf course, splash park, and an extensive trail system, providing ample opportunities for recreation and relaxation. Step inside to find a spacious, well-lit kitchen featuring an eat-up peninsula, stainless steel appliances, and large windows. The kitchen is thoughtfully designed with a coffee bar that offers additional storage, a large wall pantry, and a generous dining area. From here, you have access to a back deck equipped with a natural gas BBQ hookup, perfect for outdoor entertaining. This bi-level home offers a versatile layout with three bedrooms on the upper level and one bedroom plus a den/bonus room on the lower level. The primary bedroom includes a walk-in closet and a private 4-piece bathroom. Downstairs, the expansive family/rec room is ideal for movie nights, boasting dimmable lights, a TV projector, surround sound, and a cozy natural gas fireplace. The adjacent bonus room can serve as an office, den, or extra bedroom. The lower level also houses a large fourth bedroom and a 4-piece bathroom, alongside plenty of storage space, including a dedicated storage room and additional space under the stairs. The laundry room is conveniently located down the hall. Outside, the fully fenced backyard offers privacy and security, with an enclosed area under the deck providing extra storage. A shed at the side of the house adds to the storage options. The driveway accommodates parking for three vehicles, with additional space beside the house for a boat or camper. Also you have an attached heated 21x23 garage. Call to set up your tour today! (id:6769)

Family room 23.58 Ft x 15.83 Ft
Bedroom 14.67 Ft x 10.75 Ft
4pc Bathroom 10.08 Ft x 5.33 Ft
Den 13.42 Ft x 11.67 Ft
Furnace 15.25 Ft x 9.33 Ft
Storage 10.08 Ft x 5.00 Ft
Living room 14.25 Ft x 14.42 Ft

Kitchen 13.67 Ft x 12.67 Ft
Dining room 13.67 Ft x 8.83 Ft
4pc Bathroom 4.92 Ft x 7.83 Ft
Primary Bedroom 12.42 Ft x 15.33 Ft
Bedroom 9.00 Ft x 10.17 Ft
Bedroom 10.67 Ft x 11.25 Ft
4pc Bathroom 4.92 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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