

# \$399,900 - 103 Wolf Way, Fort McMurray

MLS® #A2225836

**\$399,900**

4 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.10 Acres

Wood Buffalo, Fort McMurray, Alberta

Tucked away in a serene, family-friendly neighbourhood in Wood Buffalo, this charming updated 4 bedroom, 2 bathroom has been freshly painted, new baseboards, new LVP plank floors. With only one neighbour on a corner lot & back lane access with room to build a garage makes this the perfect home for first time buyers or empty nesters. Enjoy bbqâ€™s in the fenced back yard, It is just minutes from schools the golf course. Inside, youâ€™ll find a main living space filled with natural light and stylish updates throughout. This home has been updated with new Luxury plank vinyl, baseboards, and painted throughout.

There is a good size kitchen, dinning are with garden doors leading to the patio.

On the upper level there is a 4pc bath and 3 bedrooms . The lower level boasts a bedroom with a 4 pc ensuite and a room for Mom & Dad to hang out and watch TV or read a book.. Whether youâ€™re relaxing in your private backyard oasis, hosting gatherings in the open living space, or enjoying the nearby parks and trails, this home offers the perfect blend of comfort, style, and location. Donâ€™t miss your chance to own this gem in one of Fort McMurray most desirable communities.

Seller will provide Title Insurance in lieu of a RPR & compliance.

Built in 2001



## Essential Information

MLS® #	A2225836
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	103 Wolf Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G6

## Amenities

Parking Spaces	2
Parking	Driveway, None

## Interior

Interior Features	High Ceilings, Pantry, Vinyl Windows, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, ENERGY STAR Qualified Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	City Lot, Back Lane
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	32
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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