

# \$399,998 - 126 Wolff Way, Fort McMurray

MLS® #A2195041

**\$399,998**

5 Bedroom, 3.00 Bathroom, 1,177 sqft

Residential on 0.09 Acres

Wood Buffalo, Fort McMurray, Alberta

PERFECT PROPERTY FOR THE SAVVY BUYER! Located minutes from the best golf course in Fort McMurray, this 5 bedroom & 2.5 bath unit is the perfect starter home. This home starts with a vaulted ceilings that leads to a large living room that flows to the kitchen & dining nook. The galley kitchen offers white appliances, colonial cabinets, and extra counter space. The dining room has direct access to a large deck, landscaped & fenced yard with rear alley access & room for a future garage. The Primary bedroom boasts half bath & walk-in closet. Up also has 2 more generous bedrooms & 4 pc bath. Down is fully developed with quality laminate, large rec/family room, laundry/utility room, 2 large bedrooms & full bath. Bonuses: Central A/C, extra storage under the stairs. Room for RV Parking, Rear Alley Access to build your DREAM GARAGE! plus a double concrete driveway in front. Bonus: Central A/C, Newer Carpet (upstairs), decorated with modern Paint colors, Newer Vinyl Plank flooring up. POTENTIAL TO BUILD YOUR DREAM GARAGE HERE! Double Front Concrete Driveway, fenced yard, and more CALL TO VIEW NOW! Tenants in place. 24 hours notice required for all showings.

Built in 2001

## Essential Information

MLS® #

A2195041



Price	\$399,998
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,177
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	126 Wolff Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5G9

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 16th, 2025
Days on Market	72
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Connect
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