\$409,900 - 103 Wolf Way, Fort McMurray

MLS® #A2225836

\$409,900

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 home is a rare find. With only one neighbour on a corner lot & back lane access meaning no rear neighboursâ€"you'll enjoy unmatched privacy and the peaceful ambience of mature trees and a large back yard for the kids or entertaining friends and family. It is just minutes from schools and the scenic walking trails, & golf course. This home is perfect for families or anyone who values both community and a close connection to nature. Inside, you'II 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 the primary bedroom with a 4 pc ensuite and a room for Mom & Dad to hang out and watch TV or read a book.. Whether you'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. Don'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





Built in 2001

Essential Information

MLS® # A2225836 Price \$409,900

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 Back Lane, City Lot

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

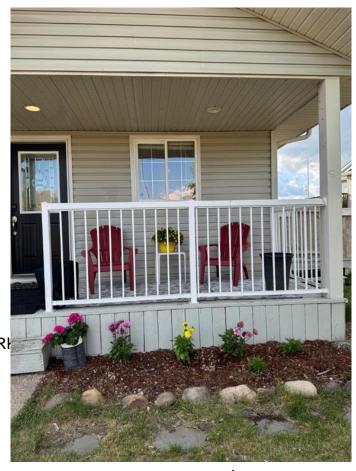
Additional Information

Date Listed June 4th, 2025

Days on Market 10 Zoning R1

Listing Details

Listing Office ROYAL LEPAGE BENCHMAR



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.