

# \$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 neighbours you™ 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™ 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, dining area 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



RPR & compliance.

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	French Door, High Ceilings, Pantry, Vinyl Windows			
Appliances	Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Refrigerator, Microwave Hood Fan, Washer			
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	16
Zoning	R1

**Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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