

# \$950,000 - 113 Wood Buffalo Way, Fort McMurray

MLS® #A2219826

## \$950,000

5 Bedroom, 4.00 Bathroom, 2,107 sqft  
Residential on 0.72 Acres

Wood Buffalo, Fort McMurray, Alberta

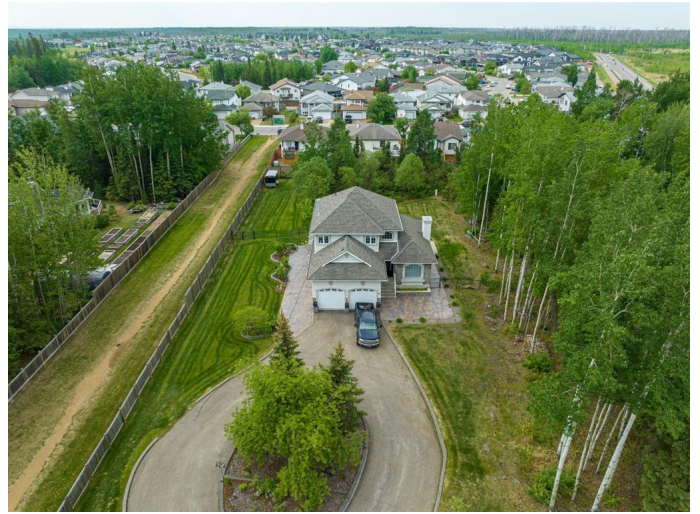
Exclusivity, Elegance, and Space â€“  
Welcome to 113 Wood Buffalo Way

Rarely does a property of this caliber come to marketâ€”donâ€™t miss your opportunity to own a custom-built, executive two-storey home on one of Fort McMurrayâ€™s most prestigious streets. Nestled on an impressive 31,216 sq ft lot (0.72 acres), this stunning residence combines refined design with exceptional functionality.

Boasting 2,107 sq ft of above-grade living space, this home features 5 bedrooms and 3.5 bathrooms, offering room for the whole family while still maintaining a sense of warmth and intimacy. A grand front entry welcomes you into a home filled with natural light, highlighted by pristine hardwood flooring, a formal dining area, and a cozy yet spacious living room complete with a custom feature wall, built-in shelving, and a gas fireplace for year-round comfort.

The chef-inspired kitchen is sure to impress with a large granite center island, built-in double wall oven, sleek glass tile backsplash, and elegant soft-close cabinetry. From here, enjoy direct access to an oversized 1,300 sq ft deckâ€”perfect for entertainingâ€”featuring duradec covering and a charming gazebo for all-season enjoyment.

The main level also offers a bright and private



office space, ideal for remote work or quiet study.

Upstairs, youâ€™ll find three generous bedrooms, including a luxurious primary retreat complete with a 5-piece ensuite featuring a soaker tub, dual vanities with custom cabinetry, a stand-up shower, and a walk-in closet. An additional full bath completes the upper level.

The fully developed basement extends your living space with engineered flooring throughout, a spacious rec room (16'3" x 23'), two additional bedrooms, a full bathroom, and ample storage.

Curb appeal meets functionality with a custom-landscaped circular driveway leading to a heated 20'10" x 25'2" attached garage, offering space for vehicles, toys, or a workshop.

Step into your private backyard oasis, surrounded by mature trees with room to create your dream outdoor escapeâ€”whether itâ€™s a play area, fire pit, garden, or even a backyard rink.

This is more than a homeâ€”itâ€™s a lifestyle. Opportunities like this donâ€™t come often. Contact us today to schedule your private viewing of this extraordinary Wood Buffalo gem.

Built in 2000

**Essential Information**

MLS® #	A2219826
Price	\$950,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,107
Acres	0.72
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	113 Wood Buffalo Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1W5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Built-In Refrigerator, Central Air Conditioner, Double Oven, Electric Oven, Microwave, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Many Trees, Private, See Remarks, Treed, Views

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	68
Zoning	R1E

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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