

# \$369,000 - 154 Wolff Way, Fort McMurray

MLS® #A2234049

**\$369,000**

5 Bedroom, 3.00 Bathroom, 1,172 sqft  
Residential on 0.10 Acres

Wood Buffalo, Fort McMurray, Alberta

A Welcoming Family Home with Room to Grow – 154 Wolff Way, Fort McMurray  
Tucked into a quiet, family-friendly part of Wood Buffalo, this 1,172 sq ft bi-level offers a thoughtful layout, flexible living space, and plenty of potential to make it your own.

Whether you’re looking for a comfortable starter home or a place that can grow with your needs, this property delivers.

Upstairs, you’ll find a bright and open living room with large windows and great natural light. The kitchen has a practical layout with room to prep, cook, and stay connected. A cozy dining nook is perfectly placed for everyday meals or weekend brunch with the family.

The primary bedroom includes a walk-in closet and a convenient 2-piece ensuite. Two more bedrooms and a full bath round out the main floor, offering space for kids, guests, or a home office.

Downstairs, the fully developed lower level adds serious versatility. With two additional bedrooms, a full bathroom, and a second living area complete with a kitchen setup and private entrance, this space is ready to adapt – ideal for extended family, teens who want their own space, or even a quiet place to work from home.

Outside, the 4,500+ sq ft lot gives you room to breathe. Whether you’re thinking garden beds, a firepit, or a spot for the kids to play, the space is ready for your ideas. The roof was replaced in 2023, giving you peace of mind on



one of the big-ticket items, and the home is move-in ready with room to personalize over time.

Close to schools, parks, shopping, and transit, 154 Wolff Way is a smart, approachable option in a great neighbourhood.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 2001

### Essential Information

MLS® #	A2234049
Price	\$369,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	154 Wolff Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5G9

### Amenities

Parking Spaces	3
Parking	Parking Pad, Asphalt

## Interior

Interior Features	Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Few Trees, Front Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	36
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
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