

# \$539,900 - 136 Waniandy Way, Fort McMurray

MLS® #A2220368

**\$539,900**

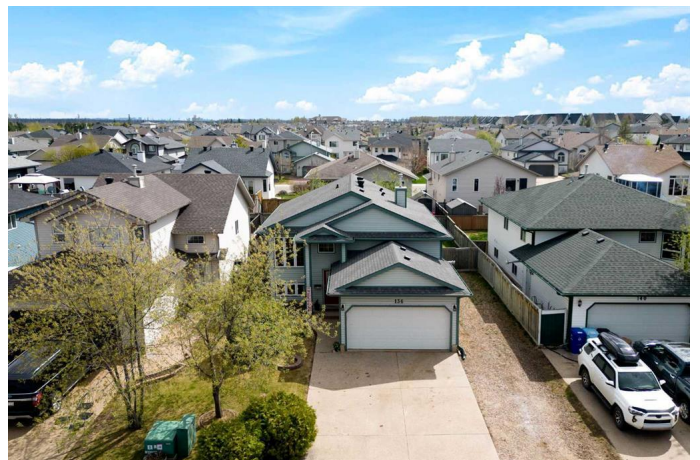
5 Bedroom, 3.00 Bathroom, 1,231 sqft  
Residential on 0.13 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 136 Waniandy Way â€” a beautifully maintained bi-level home nestled in the prestigious and family-friendly neighbourhood of Wood Buffalo, Fort McMurray. Surrounded by scenic walking trails with sweeping river valley views, this sought-after community is also home to the Fort McMurray Golf Course and the popular Bear & Buffalo Restaurantâ€”boasting one of the best patios in town. At the heart of the neighbourhood, you'll find a large park space with a playground, splash pad, open fields, and sport courtsâ€”fostering a strong sense of community for families and outdoor enthusiasts alike.

From the moment you arrive, this home impresses with its exceptional curb appeal, thanks to the new exterior light fixtures installed in 2025, an exposed aggregate driveway, and a heated attached garage. A unique feature that sets this property apart is the extended gravel parking pad beside the homeâ€”ideal for your RV, boat, or trailer.

Inside, the home is beautifully decorated and looks like it stepped straight out of an HGTV reveal. The spacious living room greets you with vaulted ceilings, hardwood flooring, and an airy, sunlit layout. The kitchen is bright and inviting with an abundance of white cabinetry and a sunny dining area that enjoys southern exposure overlooking the backyard. A garden door leads to a raised back deck with enclosed



storage underneath, while mature trees provide added privacy for peaceful outdoor enjoyment.

The main level also offers three bedrooms and two full bathrooms, including your primary oasis complete with a walk-in closet and private 4-piece ensuite. The home has been freshly painted throughout in 2025, giving the entire space a modern and refreshed feel.

Downstairs, the finished basement continues to impress with 9-foot ceilings, large windows, and all-new vinyl plank flooring installed in 2025. The rec/family room is a stylish and cozy retreat, featuring an updated corner gas fireplace accented with shiplap and stone, plus wiring in place to mount a TV. Two generous bedrooms with double closets, an updated 4-piece bathroom with new vanity and tub surround (2025), and a full-size laundry room with vinyl plank flooring and a convenient hanging bar complete the lower level.

Additional value-added updates include new shingles in 2019, a new high-efficiency furnace installed in 2024, and a new central air conditioning unit (2024)â€”all contributing to the comfort, efficiency, and move-in-ready appeal of this exceptional home.

Whether youâ€™re seeking stylish interiors, practical parking solutions, or a quiet, upscale location near golf, trails, and parksâ€”136 Waniandy Way checks every box. Donâ€™t miss your chance to call this stunning property home.

Built in 2001

**Essential Information**

MLS® #	A2220368
Price	\$539,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,231
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	136 Waniandy Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5L8

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
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Lot Description	Landscaped, Standard Shaped Lot
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	EXP REALTY
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