

# \$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 – 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 Restaurant – 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 courts – 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 home – 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 |
|-------------------|-------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Landscaped, Standard Shaped Lot |
| Roof            | Shingle                         |
| Construction    | Vinyl Siding                    |
| Foundation      | Poured Concrete                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 1              |
| Zoning         | R1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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