

# \$375,000 - 154 Wolff Way, Fort McMurray

MLS® #A2234049

## \$375,000

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

Wood Buffalo, Fort McMurray, Alberta

Ready to roll up your sleeves and build some serious equity? Welcome to 154 Wolff Way in Wood Buffalo, where opportunity knocks (loudly). This 1172 square foot bi-level is not perfect, and thatâ€™s the point. Itâ€™s your chance to get into a family-friendly neighbourhood for \$375,000. Yes, you read that right.

Inside, youâ€™ll find five bedrooms, two and a half bathrooms, and all the space you need for your people, pets, or future plans. Upstairs, the living room is wide open and full of natural light. The kitchen has a good layout with room to cook and talk at the same time. Thereâ€™s a dining nook too, so youâ€™re not eating tacos over the sink (unless thatâ€™s your thing).

The primary bedroom has a walk-in closet and a handy 2-piece ensuite. Two more bedrooms and a full bathroom make this space work for families, roommates, or guests who donâ€™t know when to leave. The layout flows in a way that just makes sense.

Downstairs? You get more of what everyone wants: space. A large rec room gives you room to chill, play games, or hide from the laundry. Speaking of laundry, it's in its own proper space, no washer and dryer stuffed in a closet. Plus, there's a two-bedroom illegal suite with its own kitchen, living area, full bath, and a separate entrance. Need room for



family? Teenagers? An office or two?  
Youâ€™ve got options.

Now, letâ€™s talk updates. The roof was replaced in 2023, so thatâ€™s one big-ticket item already handled. And while this house still needs some love (yes, paint and flooring are on the to-do list), itâ€™s liveable as-is. That means you can move in now and fix it up over time.

Outside, youâ€™ve got 4509 square feet of land to play with. Add a garden, a firepit, or a trampoline for the kids (or yourself, no judgment). This is a great spot: close to schools, parks, shopping, and transit. Youâ€™re tucked into a quiet part of Fort McMurray but still near everything you need.

If youâ€™ve been waiting for a project with potential, a starter home with space, or an investment that doesnâ€™t require selling your soul to the bank, this is it.

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	\$375,000
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	16
Zoning	R1

# Listing Details

Listing Office                RE/MAX Connect

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