

\$299,900 - 11, 400 Williams Drive, Fort McMurray

MLS® #A2207333

\$299,900

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.00 Acres

Wood Buffalo, Fort McMurray, Alberta

IMMACULATE CONDITION! END UNIT! This home features 4 levels of living space, ready for immediate possession. With the entire home just professionally painted, along with brand-new carpet throughout the 2nd floor and stairs, this home is MOVE-IN READY! The large eat-in kitchen has vaulted ceilings, maple cabinets, QUARTZ COUNTER tops, stainless steel appliances, and a corner pantry (with a brand-new pantry door). The third level includes a spacious living room with newer flooring that boasts a gas fireplace, a 2-piece powder room, and side-by-side laundry. The top level includes the primary bedroom, which has a walk-in closet and a 3-piece ensuite, along with 2 spacious spare bedrooms and an additional full bathroom. The basement is fully developed with a 4th bedroom, offering extra living space. This townhouse has a single attached garage, which is in great shape, driveway parking, and central air. This well-maintained complex is within walking distance to a waterpark, trails, golf course, and transit. This stunning duplex in Wood Buffalo offers a private yard with mature landscaping, along with a 10x10â€™™ deck with a BBQ gas connection. Call now for your personal showing.

Built in 2005

Essential Information

MLS® #

A2207333



Price	\$299,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

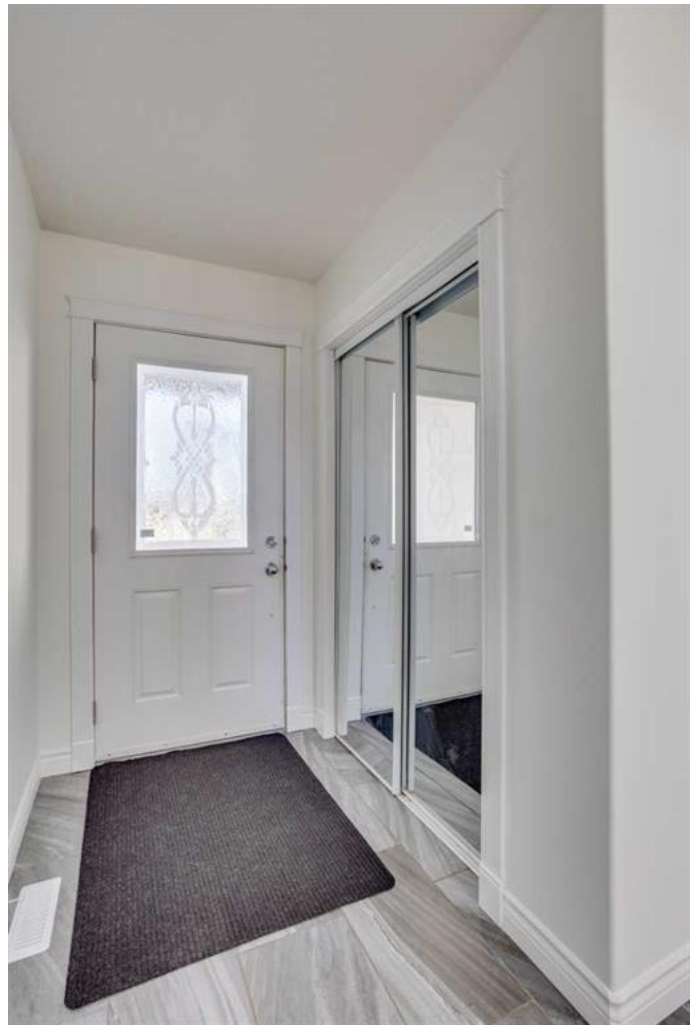
Address	11, 400 Williams Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5R7

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot, Few Trees, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 31st, 2025
Days on Market	5
Zoning	R3

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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