



THE
A-TEAM

**RE/MAX
FIRST**

223 WILLIAMS Drive, Fort McMurray T9H 5H2

MLS®#: **A2123949**

Area: **Wood Buffalo**

Listing Date: **04/17/24**

List Price: **\$460,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2000

Lot Information

Lot Sz Ar:

5,499 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,260

Low Sqft:

Ttl Sqft:

1,260

DOM

29

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Other

Additional Parking,Concrete Driveway,Double Garage Attached,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **Built-in Features,Closet Organizers,Laminate Counters,Open Floorplan,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`0" x 7`11"	4pc Ensuite bath	Main	5`0" x 7`11"
Bedroom	Main	10`4" x 11`4"	Bedroom	Main	9`3" x 9`0"
Bedroom - Primary	Main	12`9" x 15`10"	3pc Bathroom	Basement	5`4" x 7`5"
Bedroom	Basement	11`9" x 11`6"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R1

0021016

Remarks

Pub Rmks: **IMMEDIATE POSSESSION AVAILABLE ON THIS FULLY DEVELOPED 4 BEDROOM 3 BATHROOM HOME IN WOOD BUFFALO. Situated in a large lot within walking distance of parks, trails, and more. Inside this spacious home NO CARPET home, you have a large front living room, large eat-in kitchen with white cabinets, wrap-around island, and oversized dining area with garden doors leading to your yard. The main level continues with 3 bedrooms, main 4 pc bathroom. Primary bedroom with WALK-IN CLOSET, AND FULL ENSUITE. The Fully developed basement features a family room with gas fireplace, then a games room. Basement offers large above-ground windows making this lower level bright. The basement is complete with a 4th bedroom and full bathroom. On the exterior of the home, you have an extra wide driveway for extra parking, an ATTACHED DOUBLE GARAGE. The backyard offers a fully fenced and landscaped yard with large deck and hot tub area. This home is move-in ready. Call today for your personal tour.**

Inclusions: **as is where is**

Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









