



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**158 WILLIAMS Road, Fort McMurray T9H 5N6**

MLS® #: **A2126292**

Area: **Wood Buffalo**

Listing Date: **04/26/24**

List Price: **\$469,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2004**

Lot Information

Lot Sz Ar:

**6,301 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,333**

Low Sqft:

Ttl Sqft:

**1,333**

DOM

**12**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Corner Lot**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other, Private Yard**

Construction:

**Concrete, Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**None**

Int Feat:

**Kitchen Island, Laminate Counters, See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 9`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 10`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 11`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 12`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`0" x 5`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 12`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 13`10"</b>	<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`8" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 14`3"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`1" x 8`3"</b>

Bedroom	Basement	11`6" x 9`5"	Bedroom	Basement	10`9" x 13`0"
Game Room	Basement	19`6" x 15`10"	Legal/Tax/Financial		

Title:		Zoning:	
Fee Simple		R1	
Legal Desc:	0226046	Remarks	

Pub Rmks:	<b>Double Attached, Heated Garage! Great Value! Welcome to 158 Williams Road. This 1333 sq ft, Modified Bi-Level features 5 bedrooms, 3 Bathrooms and is located in the quiet and established neighbourhood of Wood Buffalo. The spacious entryway is finished with ceramic tile floors and a large closet. The main level boasts a bright, welcoming, OPEN concept living space that features two bedrooms, 4 piece bathroom, main floor laundry, hardwood floors, a cozy living room with gas fireplace, vaulted ceilings and large windows! The spacious kitchen is complete with ceramic tile floors, laminate countertops and plenty of cabinet and counter space! Rest well in a spacious primary bedroom that sits above the garage. The primary bedroom has a large walk in closet with built in shelving and a 3 piece ensuite bath with a stand up shower. Head down to the basement to find a very functional and spacious 2 bedroom that has been finished carpet floors, 4 piece bath, open concept living space with a corner gas fireplace.! Kick back and relax on summer nights in your landscaped corner lot! Call now to schedule your personal viewing!</b>
Inclusions:	<b>As is where is at the time of possession</b>
Property Listed By:	<b>ROYAL LEPAGE BENCHMARK</b>

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

















