



THE
A-TEAM

**RE/MAX
FIRST**

108 WILLIAMS Drive, Fort McMurray T9H 5G8

MLS®#: **A2137459**

Area: **Wood Buffalo**

Listing Date: **06/04/24**

List Price: **\$539,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2000**
Lot Information
Lot Sz Ar: **5,177 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,246**
Low Sqft:
Ttl Sqft: **1,246**

DOM

104
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Greenbelt,Landscaped,Many Trees,Private,Treed**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Refrigerator,See Remarks**
Int Feat: **No Smoking Home,See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------|----------|----------------|
| 4pc Bathroom | Main | 4`11" x 7`11" |
| Bedroom | Main | 10`4" x 11`4" |
| Dining Room | Main | 14`6" x 9`11" |
| Living Room | Main | 14`6" x 13`0" |
| 4pc Bathroom | Basement | 5`10" x 9`2" |
| Bedroom | Basement | 14`11" x 13`1" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| 4pc Ensuite bath | Main | 4`11" x 7`10" |
| Bedroom | Main | 9`2" x 11`4" |
| Kitchen | Main | 14`6" x 13`0" |
| Bedroom - Primary | Main | 12`9" x 15`10" |
| Bedroom | Basement | 16`6" x 13`8" |
| Game Room | Basement | 13`4" x 19`5" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9924757

Zoning:
R1

Remarks

Pub Rmks:

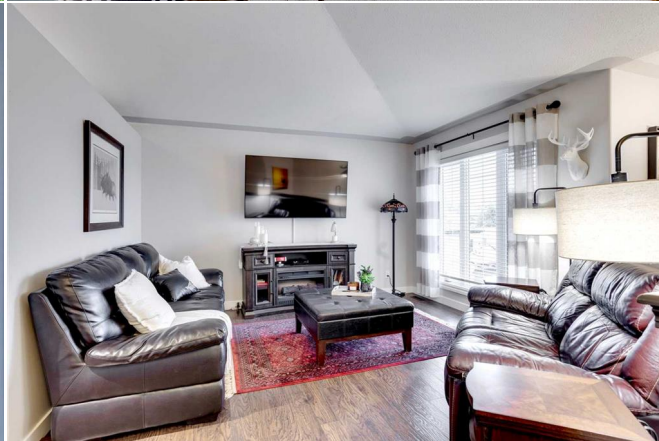
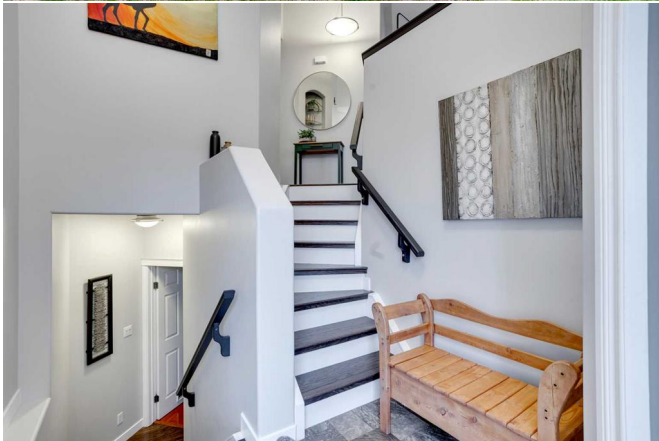
TREE LINE! ATTACHED HEATED GARAGE! Welcome to 108 Williams Drive. Entering this home you you are welcomed with a spacious front foyer with plenty of front closet space. The foyer leads you up the stairs to the bright living room with high ceilings that is sure to fit the entire family. From the living room you can enter the white kitchen that boasts ample counter and cabinet space. The kitchen also comes with s/s appliances and looks onto the dining area. From the open concept kitchen/dining room you have access through the garden door to the beautiful back yard getaway. The newer back deck offers a glass roof (see pictures) where you can relax and lounge while looking onto the TREE LINE especially in those summer months. From the top deck you can follow the stairs down to the bottom deck where you have access to the under deck storage and the rest of the landscaped fenced yard. The rest of the main floor consists of 3 bedrooms and 2 full bathrooms which includes the primary bedroom that offers a large walk in closet, and en suite bathroom. The fully developed basement offer a great sized rec room, 2 additional spare bedrooms, another 4 PCE bathroom with in-floor heat, and your very own laundry room. Other upgrades include new back deck which includes duradeck cover along with tempered glass roof (2013), 2 front windows (2017), new flooring (2019), complete paint of the entire home (2019), NEW SHINGLES (2023), dishwasher (2023), Air conditioning unit (2014). Call now to book your personal showing.

Inclusions:
Property Listed By:

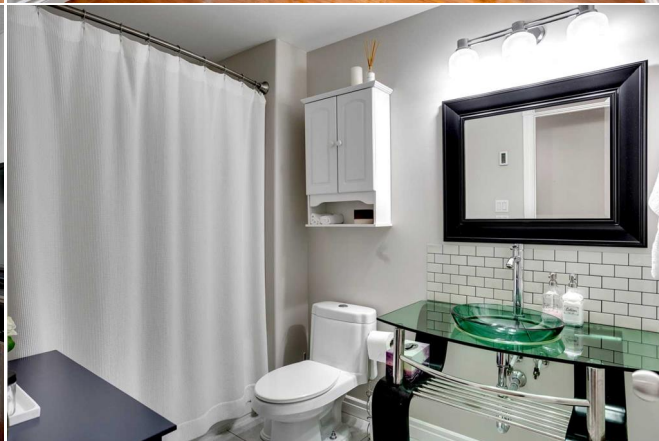
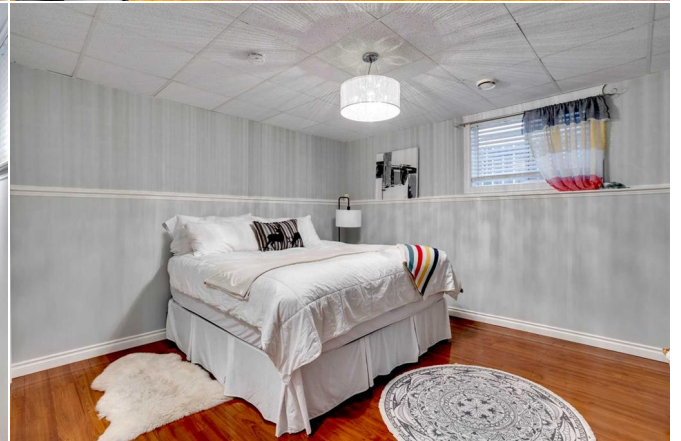
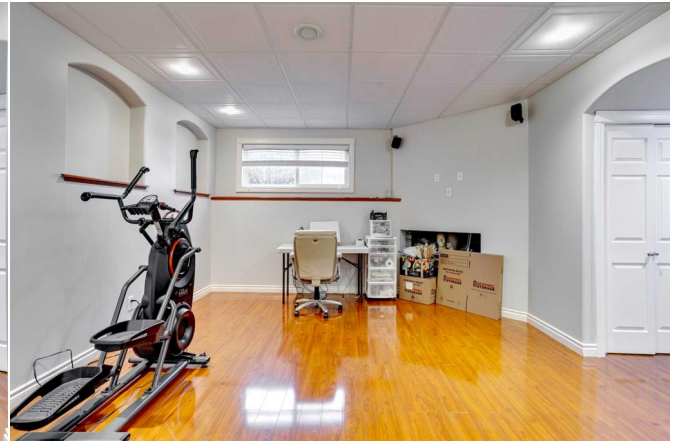
Fridge, Stove, Dishwasher ,Microwave, Washer, Dryer, All window Coverings, A/C Unit, Garage Heater, ROYAL LEPAGE BENCHMARK

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











108 Williams Dr, Fort McMurray, AB

With Building Total Exterior Area Above Grade: 1246.81 sq ft



Main Floor
Gross Area: 1043.67 sq ft

Basement (Below Grade)
Gross Area: 118.94 sq ft

PREPARED: 2024/05/01

White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are a subject to independent verification.



