



THE
A-TEAM

**RE/MAX
FIRST**

295 WILLIAMS Drive, Fort McMurray T9H 5L9

MLS®#: **A2157410**

Area: **Timberlea**

Listing Date: **08/21/24**

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

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2003**
Lot Information
Lot Sz Ar: **6,933 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,796**
Low Sqft:
Ttl Sqft: **1,796**

DOM

91
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lawn,See Remarks**
Park Feat: **Double Garage Attached,Off Street,Parking Pad,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`5"
Kitchen	Main	11`0" x 14`0"
Living Room	Main	18`0" x 14`0"
5pc Ensuite bath	Second	12`8" x 15`2"
Bedroom	Second	10`0" x 11`0"
Walk-In Closet	Second	7`5" x 9`0"
Bedroom	Basement	11`8" x 10`0"

Room	Level	Dimensions
Dining Room	Main	9`0" x 9`7"
Laundry	Main	7`8" x 8`5"
4pc Bathroom	Second	9`3" x 8`0"
Bedroom	Second	10`0" x 11`2"
Bedroom - Primary	Second	16`0" x 14`6"
3pc Bathroom	Second	8`4" x 5`9"
Game Room	Basement	18`5" x 21`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0226046

Remarks

Pub Rmks: **TRIPLE CAR DRIVE THROUGH GARAGE! LOCATED ACROSS FROM A PARK! Welcome to 295 Williams Drive—an ideal family home with a rare triple car drive-through garage! Perfectly situated across from a popular water park and playground, this home offers something for every member of the family. The main floor features an inviting open-concept layout, where the kitchen, dining, and living room seamlessly blend together. The kitchen is a bright and modern space with two-tone cabinetry, a corner pantry, and easy access to the back deck from the dining nook—perfect for family gatherings. The cozy living room is centered around a charming corner gas fireplace, creating a warm and welcoming atmosphere. Also on the main floor, you'll find a convenient powder room, a mudroom with laundry, and direct access to the triple car garage with INFLOOR HEAT! Beautiful hardwood flooring extends throughout the main level and continues up to the second floor, where you'll find a 4-piece main bathroom and three generously sized bedrooms. The primary bedroom is a true retreat, featuring a large walk-in closet and a luxurious 5-piece ensuite with dual sinks, a corner jet tub, and a separate shower. The fully developed basement adds even more living space, offering a spacious family room, a fourth bedroom, a 3-piece bathroom, and plenty of storage. No parking shortage here with an oversized triple car driveway. This home is in a good condition and is perfect for families looking for both style and functionality in a prime location. Don't miss your chance to make 295 Williams Drive your new home! SOLD AS IS WHERE**

Inclusions: **SOLD AS WHERE IS**
Property Listed By: **RE/MAX FORT MCMURRAY**

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









