



**235 WILLIAMS Drive, Fort McMurray T9H 5H2**

MLS®#: **A2163236** Area: **Wood Buffalo** Listing Date: **09/10/24** List Price: **\$519,900**  
 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: **5,289 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,175**  
 Low Sqft:  
 Ttl Sqft: **1,175**

DOM

**9**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

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

Access:  
 Lot Feat: **Back Yard,Landscaped,Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Central** **Mixed**  
 Sewer: Flooring:  
 Ext Feat: **None** **Carpet,Ceramic Tile,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **See Remarks**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

| Room         | Level    | Dimensions     | Room                 | Level    | Dimensions     |
|--------------|----------|----------------|----------------------|----------|----------------|
| 4pc Bathroom | Main     | 0`0" x 0`0"    | 4pc Ensuite bath     | Main     | 0`0" x 0`0"    |
| Bedroom      | Main     | 10`3" x 11`4"  | Bedroom              | Main     | 9`3" x 9`0"    |
| Dining Room  | Main     | 12`5" x 8`5"   | Kitchen              | Main     | 12`5" x 10`1"  |
| Living Room  | Main     | 12`5" x 14`11" | Bedroom - Primary    | Main     | 12`8" x 15`10" |
| 4pc Bathroom | Basement | 0`0" x 0`0"    | Other                | Basement | 4`11" x 10`1"  |
| Bedroom      | Basement | 11`8" x 12`0"  | Laundry              | Basement | 7`0" x 6`9"    |
| Game Room    | Basement | 11`1" x 32`10" | Furnace/Utility Room | Basement | 8`2" x 2`8"    |

Walk-In Closet

Basement

7'9" x 6'7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0021016**

Zoning:  
**R1**

Remarks

Pub Rmks: **Welcome to 235 Williams Drive, a beautiful & well maintained fully developed bi-level home in a great Wood Buffalo location. As you enter the home you are greeted by a bright, open foyer with access to the attached garage & a closet for the jackets. Head upstairs to the inviting main floor; offering a warm living room with great lighting and neutral colors. Off of the living room you have a bright kitchen with white appliances, built-in desk plus a designated dining space with access to the rear deck. Completing this level are THREE bedrooms; primary with ensuite & walk-in closet, and a 4 piece main bathroom. The fully developed basement offers a convenient laundry room at the bottom of the stairs, a spacious family/rec room complete with a bar! The basement also has a FOURTH bedroom with a full bathroom and great storage! The DOUBLE ATTACHED GARAGE is fully drywalled. The property offers a great landscaped lot with under-deck storage and large side yard storage on both sides of the house and a really great deck for entertaining. Located directly on bus routes and close to parks, trails and the golf course. The walkway adjacent to the house makes for no direct neighbours on one side.**

Inclusions: **FRIDGE, STOVE, DISHWASHER, WASHER, DRYER**  
Property Listed By: **EXP REALTY**

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









