

235 WILLIAMS Drive, Fort McMurray T9H 5H2

| MLS®#: | A2163236 | Area: | Wood Buffalo | Listing | 09/10/24 | List Price: \$499,900 |
|---------|----------|---------|--------------|------------------|----------------|------------------------------|
| Status: | Active | County: | Wood Buffalo | Date: Change: | -\$20k, 31-Oct | Association: Fort McMurray |



| eral Information | | | | DOM | | |
|------------------|----------------------------|-------------------|-------|---------------|-----------|--|
| o Type: | Residential | | | 165 | | |
| Type: | Detached | | | <u>Layout</u> | | |
| /Town: | Fort McMurray | Finished Floor Ar | ea | Beds: | 4 (3 1) | |
| r Built: | 2000 | Abv Sqft: | 1,175 | Baths: | 3.0 (3 0) | |
| Information | | Low Sqft: | | Style: | Bi-Level | |
| Sz Ar: | 5,289 sqft | Ttl Sqft: | 1,175 | | | |
| Shape: | | | | Parking | | |
| | | | | Ttl Park: | 4 | |
| | | | | Garage Sz: | 2 | |
| ess: | | | | - | | |
| Feat: | Back Yard,Landscaped,Level | | | | | |
| Feat: | Double Garage At | tached | | | | |

Utilities and Features

| Roof: Heating: Sewer: Ext Feat: | Asphalt Shingle Central None | | Construction: Mixed Flooring: Carpet,Ceramic Tile,Linole Water Source: Fnd/Bsmt: Poured Concrete | um | |
|--|------------------------------------|----------------|--|--------------|----------------|
| Kitchen Appl: Int Feat: Utilities: | See Remarks See Remarks | | Room Information | | |
| Room | <u>Level</u> | Dimensions | <u>Room</u> | <u>Level</u> | 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: | | Zoning: |
| Fee Simple | | R1 |
| Legal Desc: | 0021016 | |
| | | Remarks |
| Pub Rmks: | by a bright, open foyo lighting and neutral c rear deck. Completing | ams Drive, a beautiful & well maintained fully developed bi-level home in a great Wood Buffalo location. As you enter the home you are greeted or 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 olors. 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 g this level are THREE bedrooms; primary with ensuite & walk-in closet, and a 4 piece main bathroom. The fully developed basement offers a wom 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 |

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













