



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**411 WILLIAMS Drive #28, Fort McMurray T9H 5R8**

MLS® #: **A2167363**      Area: **Wood Buffalo**      Listing Date: **09/19/24**      List Price: **\$279,000**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **-\$10k, 10-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Fort McMurray**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **2,953 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,365**  
 Low Sqft:  
 Ttl Sqft: **1,365**

DOM

**28**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Interior Lot**  
 Park Feat: **Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s), Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Laminate, Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Washer/Dryer Stacked**  
 Int Feat: **Open Floorplan, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 12`11"	Dining Room	Main	9`6" x 6`9"
Kitchen	Main	11`1" x 9`5"	2pc Bathroom	Main	5`1" x 4`9"
Bedroom - Primary	Second	13`10" x 13`10"	3pc Ensuite bath	Second	8`9" x 5`8"

**Bedroom**  
**4pc Bathroom**  
**4pc Bathroom**  
**Furnace/Utility Room**

**Second**  
**Second**  
**Basement**  
**Basement**

**13`1" x 10`10"**  
**8`11" x 4`11"**  
**10`5" x 4`7"**  
**12`8" x 5`1"**

**Bedroom**  
**Bedroom**  
**Laundry**

**Second**  
**Basement**  
**Basement**

**12`10" x 11`9"**  
**16`6" x 13`8"**  
**11`5" x 11`8"**

Legal/Tax/Financial

Condo Fee:  
**\$475**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0522256**

Remarks

Pub Rmks: **4 Bedroom Townhouse with three and a half baths, two laundry rooms, a double attached garage and two car driveway. The townhouse has an open concept main floor, with kitchen, dining room and a cozy living room with gas fireplace. A two piece powder room completes the main level. The upper level has a spacious Primary bedroom with a three piece ensuite bathroom, The remainder of the upper level has two good sized bedrooms and a 4 Piece bathroom. The basement has been developed to provide options to the owners. To begin the basement has the poential to be used as a bachelor suite, with a large bedroom / living area, a four piece bathroom and a laundry facility. The remainder of the basement has a second laundry facility for the upper level use if desired. The basement could also be used as a family room if so desired. The current tenants are on a month to month lease, have been there for over five years and are quite happy to stay if you choose to use this property as an investment opportunity. The seller is a Licensed Real Estate professional in the province of Alberta. Tenants rights apply so 24 hours may be needed for most showings.**

Inclusions:  
Property Listed By: **existing appliances**  
**ROYAL LEPAGE BENCHMARK**

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





