



THE
A-TEAM

**RE/MAX
FIRST**

129 WILLIAMS Garden, Fort McMurray T9H 5G6

MLS®#: **A2170349** Area: **Wood Buffalo** Listing Date: **10/04/24** List Price: **\$534,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,102**
Lot Information Low Sqft:
 Lot Sz Ar: **4,423 sqft** Ttl Sqft: **1,102**
 Lot Shape:

DOM

14
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,Front Yard,Lawn,Landscaped,Standard Shaped Lot,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Fire Pit,Lighting,Other,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Jetted Tub,No Smoking Home,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`9" x 7`10"	4pc Ensuite bath	Main	4`11" x 7`7"
Bedroom	Main	8`11" x 10`1"	Bedroom	Main	10`4" x 11`1"
Dining Room	Main	12`6" x 10`5"	Kitchen	Main	12`6" x 9`11"
Living Room	Main	13`0" x 14`4"	Bedroom - Primary	Main	12`4" x 15`4"
4pc Bathroom	Basement	10`3" x 9`10"	Bedroom	Basement	14`2" x 13`6"
Laundry	Basement	12`11" x 14`4"	Game Room	Basement	15`2" x 34`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0021016

Remarks

Pub Rmks:

Unlock the door to your new beginning at 129 Williams Garden! Discover an incredible opportunity to own a beautifully maintained home in one of Fort McMurray's most sought-after neighbourhoods, Wood Buffalo. Boasting generous living space, this home is perfect for families, with plenty of room to accommodate everyone. Step inside the welcoming foyer, complete with ample closet space for outerwear, and direct access to the attached double-car garage. You'll instantly feel the spaciousness as you enter, where the heart of the home—the kitchen—takes center stage. Featuring ample white cabinetry, a large wraparound counter, and numerous pull-out drawers, while the stainless steel appliances elevate your cooking experience. The dining area is perfect for large family gatherings, with space to add a coffee station or bar, and offers a lovely view of the sunny, East-facing backyard. The living room, with its expansive picture windows, invites plenty of natural light and provides a charming view of the front yard and FRONT FACING GREENSPACE. Down the hall, the primary bedroom serves as a relaxing retreat, spacious enough for a king-size bed, and includes a private 4-piece ensuite. Two additional well-sized bedrooms share a separate 4-piece bathroom, ideal for family or guests. Downstairs, the fully finished basement presents flexible living options, with a large rec/family room, fourth bedroom and 3 piece bathroom with jetted tub. Enjoy time in the backyard around the firepit or relax on the back deck and enjoy the sunshine. Located in the highly desirable Wood Buffalo neighbourhood, this community offers tranquillity and convenience. Enjoy the abundance of parks, green spaces, and walking trails that are perfect for outdoor enthusiasts. The central water spray park is a summer favourite for families, providing a great spot for picnics and fun for the kids. Golf lovers will appreciate being near the Fort McMurray Golf Club, which offers an 18-hole championship course along the scenic Athabasca River. Essential amenities are conveniently located at the nearby strip mall, including a corner store, gas station, and spa, making everyday errands a breeze. Don't miss out on this fantastic opportunity to live in one of the area's top family-friendly communities.

Inclusions:

Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, all Window Coverings, Central Air Conditioner, Garage heater, Garage door opener and control, TV Mounts

Property Listed By:

COLDWELL BANKER UNITED

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











