



THE
A-TEAM

**RE/MAX
FIRST**

223 WILLIAMS Drive, Fort McMurray T9H 5H2

MLS®#: **A2176884**

Area: **Wood Buffalo**

Listing Date: **11/01/24**

List Price: **\$435,000**

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: **5,499 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,260**
Low Sqft:
Ttl Sqft: **1,260**

DOM

32
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,Other**
Park Feat: **Additional Parking,Concrete Driveway,Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **None**
Int Feat: **Built-in Features,Closet Organizers,Laminate Counters,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`11"	4pc Ensuite bath	Main	5`0" x 7`11"
Bedroom	Main	10`4" x 11`4"	Bedroom	Main	9`3" x 9`0"
Bedroom - Primary	Main	12`9" x 15`10"	3pc Bathroom	Basement	5`4" x 7`5"
Bedroom	Basement	11`9" x 11`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0021016

Zoning:
R1

Remarks

Pub Rmks: **IMMEDIATE POSSESSION AVAILABLE ON THIS FULLY DEVELOPED 4 BEDROOM 3 BATHROOM HOME IN WOOD BUFFALO. Situated in a large lot within walking distance of parks, trails, and more. Inside this spacious home NO CARPET home, you have a large front living room, large eat-in kitchen with white cabinets, wrap-around island, and oversized dining area with garden doors leading to your yard. The main level continues with 3 bedrooms, main 4 pc bathroom. Primary bedroom with WALK-IN CLOSET, AND FULL ENSUITE. The Fully developed basement features a family room with gas fireplace, then a games room. Basement offers large above-ground windows making this lower level bright. The basement is complete with a 4th bedroom and full bathroom. On the exterior of the home, you have an extra wide driveway for extra parking, an ATTACHED DOUBLE GARAGE. The backyard offers a fully fenced and landscaped yard with large deck and hot tub area. This home is move-in ready. Call today for your personal tour.**

Inclusions:
Property Listed By: **as is where is
COLDWELL BANKER UNITED**

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









