



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

**80**  
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
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 11`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 15`10"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`4" x 7`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 11`6"</b>			

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: **COLDWELL BANKER UNITED**

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















