



THE
A-TEAM

**RE/MAX
FIRST**

343 WILLIAMS Drive, Fort McMurray T9H 5N6

MLS®#: **A2189719**

Area: **Wood Buffalo**

Listing Date: **01/24/25**

List Price: **\$534,888**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**
Lot Information
Lot Sz Ar: **5,467 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,531**
Low Sqft:
Ttl Sqft: **1,531**

DOM

6
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Greenbelt**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,Jetted Tub,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`0"
4pc Bathroom	Upper	5`0" x 8`1"
Bedroom	Upper	12`4" x 9`5"
Bedroom	Basement	12`1" x 9`1"

Room	Level	Dimensions
3pc Ensuite bath	Upper	8`1" x 5`0"
Bedroom	Upper	11`9" x 10`3"
Bedroom - Primary	Upper	14`8" x 21`9"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

0423977

R1

Remarks

Pub Rmks:

MOVE-IN READY, TURN KEY AND PRISTINE 4 BEDROOM HOME IN WOOD BUFFALO FACING GREENSPACE AND MASSIVE PARK WITH CHILDRENS SPRAY PARK, COURTS AND MORE! You will be impressed with the condition of this 2200 sq ft plus home offering great space, great yard, an attached double garage, and NEW SHINGLES IN 2023. Inside this home, you enter into a large front foyer with an oversized coat closet, that leads to your open-concept main level featuring a front great room with gas fireplace and mantle. This space opens up to your kitchen and dining nook. The kitchen features solid maple cabinets, wrap-around breakfast bar, corner pantry, and tile backsplash. The dining nook offers sliding garden doors that lead to your yard and deck. The main level continues with a main floor laundry room, 2 pc powder room, and direct access from home to the garage. The upper level features 3 great size bedrooms and 2 full baths. The Primary bedroom offers a large walk-in closet and full ensuite with walk-in shower. The 2nd and 3rd bedrooms offer beautiful views of green space and childrens park across the street. The Finished lower level features a family room and games room, 4th bedroom, and a framed-in bathroom with plumbing rough-ins ready to build a 4th bathroom if needed. Additional features include CENTRAL A/C, CENTRAL VAC, LOADS OF STORAGE, EXPOSED AGGREGATE DRIVEWAY AND WALKWAYS AND IMMEDIATE POSSESSION AVAILABLE. Call today for your personal tour.

Inclusions:

Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, window blinds, central a/c, central vac
COLDWELL BANKER UNITED**

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









