



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**411 WILLIAMS Drive #20, Fort McMurray T9H5R8**

MLS® #: **A2196566**

Area: **Wood Buffalo**

Listing Date: **02/22/25**

List Price: **\$275,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2005**

Finished Floor Area  
Abv Sqft: **1,406**  
Low Sqft:  
Ttl Sqft: **1,406**

DOM

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

Lot Information

Lot Sz Ar: **3,589 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Standard Shaped Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Off Street,On Street,Outside**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **None**  
Int Feat: **Open Floorplan,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 10`1"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`8" x 5`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 13`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`10" x 15`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`1" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 13`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$475**

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

Zoning:  
**R3**

Legal Desc: **0522256**

Remarks

Pub Rmks: **Welcome to 20-411 Williams Drive, a 2-STOREY home built in 2005, just 3 km from Fort McMurray Golf Club. As you arrive, the 2-CAR DRIVEWAY sets the tone for the space and convenience this home offers. Step inside to MODERN FLOORING and PAINT, creating a bright and inviting atmosphere. The OPEN-CONCEPT living room features a cozy GAS FIREPLACE, perfect for relaxing evenings, while the dining area leads to a back deck. The kitchen boasts AMPLE CABINETS for storage, and the main floor also includes a convenient half bath and DIRECT ACCESS to the DOUBLE GARAGE. Upstairs, you'll find THREE generously sized bedrooms, including the primary suite with a VAULTED CEILING, DOUBLE CLOSETS, and a FULL ENSUITE BATHROOM. Another FULL BATH completes the upper level. The undeveloped basement offers endless potential - easily transformed into a BACHELOR SUITE with space for a bedroom/living area, full bathroom, and laundry room. Situated in a quiet, family-friendly neighborhood, this home delivers space, comfort, and opportunity. Don't miss out - schedule your viewing today! Property is being sold as is where is, no warranties or representations are being made.**

Inclusions:  
Property Listed By: **See Remarks**  
**ROYAL LEPAGE BENCHMARK**

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













