



THE
A-TEAM

**RE/MAX
FIRST**

400 WILLIAMS Drive #11, Fort McMurray T9H5R7

MLS® #: **A2207333**

Area: **Wood Buffalo**

Listing Date: **03/31/25**

List Price: **\$299,900**

Status: **Pending**

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: **1,291**
Low Sqft:
Ttl Sqft: **1,291**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

5
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Few Trees,Landscaped,See Remarks**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Electric Range,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	7' 0" x 9' 4"	Kitchen	Second	12' 4" x 11' 8"
2pc Bathroom	Third	4' 10" x 5' 8"	Living Room	Third	12' 8" x 20' 6"
3pc Ensuite bath	Level 4	7' 10" x 6' 0"	4pc Bathroom	Level 4	6' 7" x 8' 2"
Bedroom	Level 4	11' 2" x 11' 7"	Bedroom	Level 4	8' 8" x 11' 8"
Bedroom - Primary	Level 4	12' 5" x 11' 2"	Bedroom	Basement	15' 6" x 11' 7"

Legal/Tax/Financial

Condo Fee: \$446	Title: Fee Simple	Zoning: R3
	Fee Freq: Monthly	

Legal Desc: **0526676**

Remarks

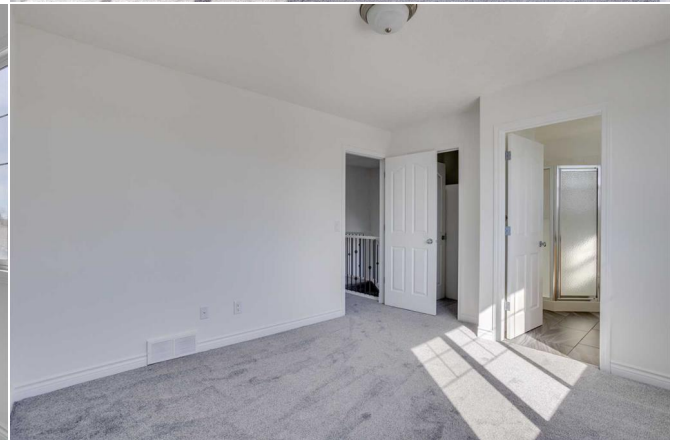
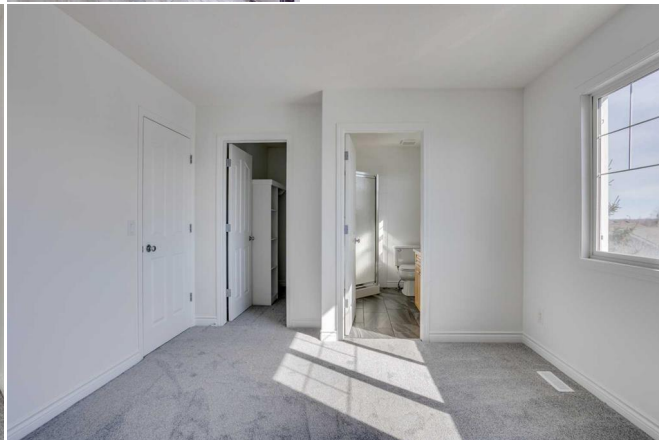
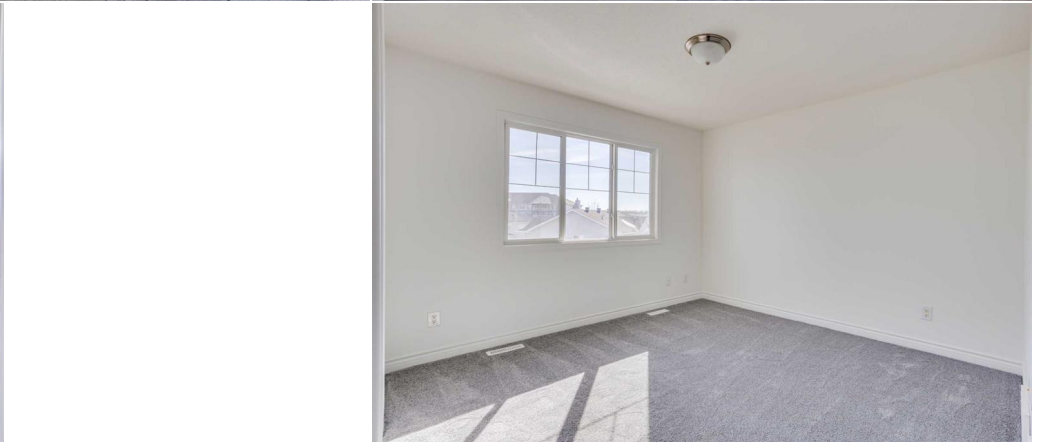
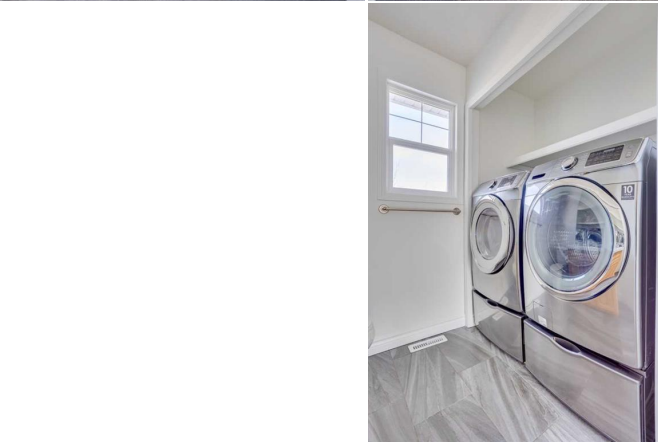
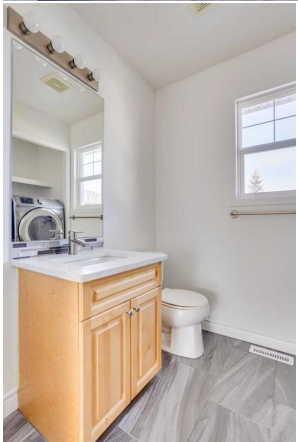
Pub Rmks: **IMMACULATE CONDITION! END UNIT! This home features 4 levels of living space, ready for immediate possession. With the entire home just professionally painted, along with brand-new carpet throughout the 2nd floor and stairs, this home is MOVE-IN READY! The large eat-in kitchen has vaulted ceilings, maple cabinets, QUARTZ COUNTER tops, stainless steel appliances, and a corner pantry (with a brand-new pantry door). The third level includes a spacious living room with newer flooring that boasts a gas fireplace, a 2-piece powder room, and side-by-side laundry. The top level includes the primary bedroom, which has a walk-in closet and a 3-piece ensuite, along with 2 spacious spare bedrooms and an additional full bathroom. The basement is fully developed with a 4th bedroom, offering extra living space. This townhouse has a single attached garage, which is in great shape, driveway parking, and central air. This well-maintained complex is within walking distance to a waterpark, trails, golf course, and transit. This stunning duplex in Wood Buffalo offers a private yard with mature landscaping, along with a 10x10' deck with a BBQ gas connection. Call now for your personal showing.**

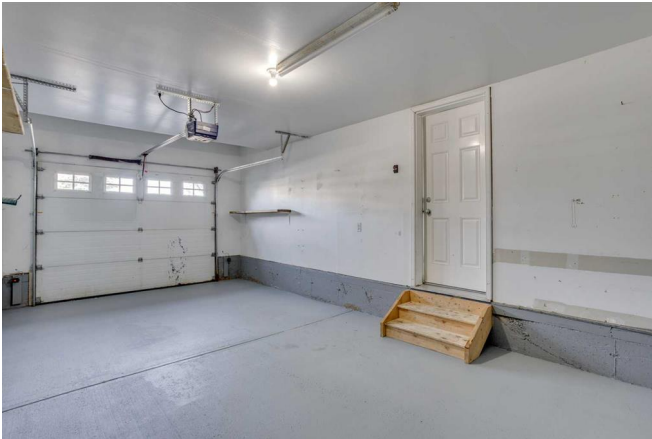
Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer,**
 Property Listed By: **ROYAL LEPAGE BENCHMARK**

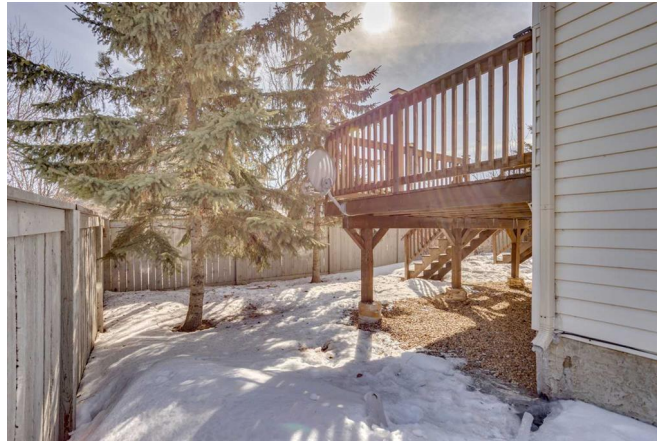
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











11-400 Williams Dr, Fort McMurray, AB

Main Building: Total Exterior Area Above Grade 1439.57 sq ft



4th Floor

Exterior Area 682.11 sq ft

Basement (Below Grade)

Exterior Area 358.28 sq ft

PROJ# 2022/0211
BIGUIDE

When regions are included from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

11-400 Williams Dr, Fort McMurray, AB

Main Building: Total Exterior Area Above Grade 1439.57 sq ft



Main Floor

Exterior Area 81 sq ft

2nd Floor

Exterior Area 286.83 sq ft

3rd Floor

Exterior Area 358.28 sq ft

PROJ# 2022/0211
BIGUIDE

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