



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**327 WILLIAMS Drive, Fort McMurray T9K 2A9**

MLS®#: **A2218760**

Area: **Wood Buffalo**

Listing Date: **05/07/25**

List Price: **\$769,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2005**

Lot Information

Lot Sz Ar:

**5,475 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,057**

Low Sqft:

Ttl Sqft:

**2,057**

DOM

**63**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Garden**

**Driveway, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air**  
Sewer:  
Ext Feat: **Fire Pit, Garden**

Construction: **Concrete**  
Flooring: **Carpet, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R1			
Legal Desc:		0423977			
Remarks					

Pub Rmks: **Welcome to 327 Williams Drive! This impressive family home offers a bit more, starting with a triple garage and great curb appeal. The front living room,**

overlooking the veranda, flows nicely into a formal dining area comfortably seating six. The bright kitchen features an island and a full pantry, while the adjacent breakfast nook provides access to a backyard perfect for family fun and entertaining. You'll also find a fireplace in the family room, a main floor laundry room with storage, a convenient 2-piece powder room, and a home office. Upstairs, the generously sized primary bedroom boasts a 3-way fireplace and a jetted tub. The second and third bedrooms are also well-proportioned. The basement features a bright 2-bedroom legal suite complete with in-floor heating, a separate entrance, and the option for access to the main part of the house - ideal for large families. The suite includes a well-appointed kitchen and plenty of natural light. This home is ideally located across the street from parks and a water park, and it's also close to a golf course in an established neighborhood. I welcome you to come and see this well-maintained home for yourself.

Inclusions:

Property Listed By:

N/A

**COLDWELL BANKER UNITED**

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





















