



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

Finished Floor Area

Lot Sz Ar:

**5,475 sqft**

Lot Shape:

Abv Sqft:

**2,057**

Low Sqft:

Ttl Sqft:

**2,057**

DOM

**2**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:

**Fee Simple**

Legal Desc:

**0423977**

Zoning:

**R1**

Remarks

Pub Rmks:	<b>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.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>COLDWELL BANKER UNITED</b>

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















