



THE
A-TEAM

**RE/MAX
FIRST**

145 WEBB Drive, Fort McMurray T9H5H3

MLS® #: **A2220014**

Area: **Wood Buffalo**

Listing Date: **05/10/25**

List Price: **\$569,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 26-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2001

Lot Information

Finished Floor Area

Abv Sqft:

1,310

Low Sqft:

Lot Sz Ar:

4,947 sqft

Ttl Sqft:

1,310

Lot Shape:

DOM

58

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

City Lot

Park Feat:

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete,Mixed,Vinyl Siding

Flooring:

Ceramic Tile,Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

High Ceilings,Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`6" x 17`3"	Dining Room	Main	12`1" x 14`0"
Kitchen	Main	11`0" x 16`8"	4pc Ensuite bath	Main	5`2" x 9`3"
Bedroom - Primary	Main	17`6" x 14`8"	Bedroom	Main	11`10" x 10`6"
Game Room	Basement	18`4" x 19`8"	Bedroom	Basement	14`8" x 14`6"
Bedroom - Primary	Basement	18`11" x 11`5"	4pc Ensuite bath	Basement	8`8" x 4`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0021016

Remarks

Pub Rmks:

Welcome to 145 Webb Drive, a beautiful and well-maintained home located in the heart of the family-friendly Wood Buffalo neighborhood in Fort McMurray. This is the perfect place to call home, with trails, the Fort McMurray Golf Club, multiple playgrounds, and a large splash park just steps away—ideal for families looking to enjoy the outdoors. Schools and shopping are conveniently close, adding to the appeal of this wonderful location. This charming 4-bedroom, 2-bathroom home features a warm, farmhouse-inspired style with custom touches throughout. The main floor offers a bright and functional living space with 2 bedrooms including a massive Primary Suite that boasts gorgeous custom farmhouse barn style doors, double closets, access to the 4 piece bath and a view of the manicured backyard. The fully developed basement includes two massive bedrooms, one of which serves as a secondary primary suite complete with an attached ensuite bath. The basement also features ample storage space under the stairs and a spacious laundry and utility room, making it both practical and welcoming. The home has seen a number of important updates over the years, including new siding, shingles, and select windows in 2017. The hot water tank is approximately 3 months old, and the home also boasts stainless steel appliances, updated light fixtures, luxury vinyl plank flooring, and fresh paint throughout, making it move-in ready and in pristine condition. Let's not forget about the comfort of central A/C and a heated garage. Outside, the property features an oversized double driveway and a heated double garage with pull-down attic stairs for additional storage. The backyard is a great size and can be accessed either from the side gates or through the dining area, which leads to a pressure-treated deck—perfect for entertaining or relaxing. There's even a fire pit and convenient under-deck storage with doors on both sides. An apple tree and cherry tree can be well enjoyed as well during the summer months. With its combination of comfort, style, and location, 145 Webb Drive is the ideal place to settle down and enjoy everything this vibrant community has to offer.

Inclusions:
Property Listed By:

None
People 1st Realty

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







