



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 WILLIAMS Garden, Fort McMurray T9H 5H1**

MLS®#: **A2232037** Area: **Wood Buffalo** Listing Date: **06/20/25** List Price: **\$585,000**  
Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2000**  
Lot Information  
Lot Sz Ar: **4,894 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,336**  
Low Sqft:  
Ttl Sqft: **1,336**

DOM

**1**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Modified Bi-Level**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:  
Lot Feat:  
Park Feat:

**Back Yard,Greenbelt**  
**Aggregate,Double Garage Attached,Heated Garage,Insulated,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,See Remarks**  
Int Feat: **Bookcases,Closet Organizers,Dry Bar,Open Floorplan,Pantry,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
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** Zoning: **R1**  
Legal Desc: **0021016**

Remarks

Pub Rmks: **Welcome to this move-in-ready gem tucked in a desirable cul-de-sac in WOOD BUFFALO—directly across from a beautiful TREED GREENSPACE and playground where**

you can watch the kids play right from your own yard. This turn-key, **THOUGHTFULLY UPGRADED 5-BEDROOM, 3-BATHROOM HOME** sits on a **RARE CORNER LOT** with a **24x24 ATTACHED HEATED GARAGE**, beautiful yard with mature trees and multiple gated access points to the fully fenced backyard—perfect for RV, TOY, AND TRAILER STORAGE (concrete pad along the side for toy storage). Step inside and enjoy feel at home with the warm, earth tone finishes and decor, with **OPEN-CONCEPT MAIN LEVEL** flooded with natural light from large windows. The inviting main floor features 2 generously sized bedrooms with spacious closets and a beautifully **UPDATED MAIN BATHROOM** complete with new vanity, fresh paint, and modern fixtures, and one of the most **GORGEOUS LIVINGROOM FEATURE WALLS I HAVE EVER SEEN**. There's no limitation for cooking space in the updated kitchen—showcasing walnut stained wood cabinetry, new flooring, newer LG stainless steel appliances, a massive island perfect with storage (perfect for the baker in the family), and a custom extended built-in pantry with pull-out drawers. The dining room has room for the whole family and offers a **NEW CHANDELIER**, and a garden door leading to a **TWO-TIER DECK** (with gas BBQ HOOK UP), perfect for entertaining, and a **CEDAR-ENCLOSED GAZEBO** with **HOT TUB**. The **PRIMARY BEDROOM** is offers extra space and privacy on the upper level, and features a walk-in closet and a **STYLISHLY UPDATED ENSUITE (BRAND NEW)**. Downstairs, the **FULLY DEVELOPED BASEMENT** includes a family room with a stunning **NEW WOOD PLANK FEATURE WALL** and electric fireplace, **BUILT IN BAR**, two more bedrooms, an additional full bathroom (**FRESH PAINT AND NEW FIXTURES**), and a large laundry room with storage. Located in the sought-after **WOOD BUFFALO** community—known for its **OUTDOOR LIFESTYLE, SCENIC TRAILS**, and access to **FORT MCMURRAY GOLF CLUB**. The area is also home to another playground **NEWLY RENOVATED SPRAY PARK**, making it perfect for families to live and have fun all year round. Key Features and Upgrades: Oversized, heated attached garage | Concrete parking pad along the side for additional vehicles, sleds, or trailers | Illumenix Pro remote-controlled exterior holiday lighting | Updated shingles & garage heater (2019) | TWO hot water tanks (replaced in 2020) | Fresh Benjamin Moore paint throughout | Custom feature wall in the main living room | Meticulous landscaping with perennials, decorative rock, and quick curb edging | Driveway parking for 3 vehicles or RV | Updated lighting | New door handles and plumbing fixtures | Book your showing today!

Inclusions: Fridge, stove, dishwasher, microwave, washer/dryer with pedestals, central air conditioner, garage heater, basement mini fridge, exterior illumenix x-mas lights, hot tub (as is), gazebo, garage door opener & remote, shed, all blinds and curtain rods, wall shelves main floor bath, tv mounts

Property Listed By: **COLDWELL BANKER UNITED**

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





















