

# **\$299,900 - 11, 400 Williams Drive, Fort McMurray**

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MLS® #A2207333

**\$299,900**

4 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.00 Acres

Wood Buffalo, Fort McMurray, Alberta

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 10x10â€™™ deck with a BBQ gas connection. Call now for your personal showing.

Built in 2005

## **Essential Information**

MLS® #

A2207333



Price	\$299,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

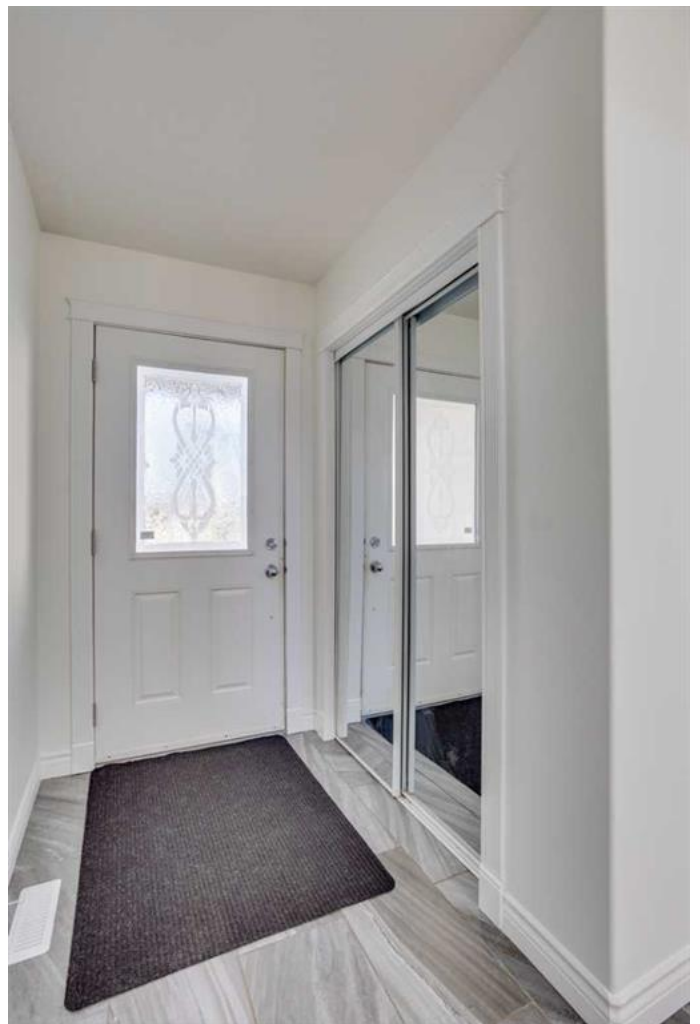
Address	11, 400 Williams Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5R7

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



### Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot, Few Trees, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	18
Zoning	R3

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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