

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

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

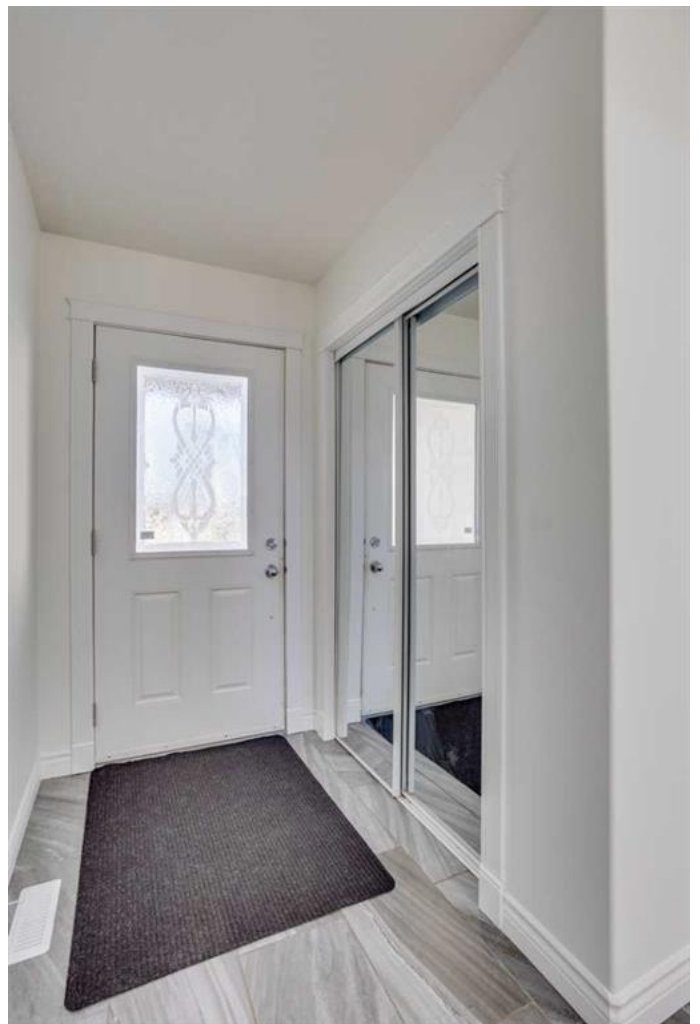
|             |                        |
|-------------|------------------------|
| Address     | 11, 400 Williams Drive |
| Subdivision | Wood Buffalo           |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | 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 | 23               |
| Zoning         | R3               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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