

# \$493,500 - 235 Williams Drive, Fort McMurray

MLS® #A2202033

**\$493,500**

4 Bedroom, 3.00 Bathroom, 1,175 sqft  
Residential on 0.12 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 235 Williams Drive, a beautiful & well maintained fully developed bi-level home in a great Wood Buffalo location. As you enter the home you are greeted by a bright, open foyer with access to the attached garage & a closet for the jackets. Head upstairs to the inviting main floor; offering a warm living room with great lighting and neutral colors. Off of the living room you have a bright kitchen with white appliances, built-in desk plus a designated dining space with access to the rear deck. Completing this level are THREE bedrooms; primary with ensuite & walk-in closet, and a 4 piece main bathroom. The fully developed basement offers a convenient laundry room at the bottom of the stairs, a spacious family/rec room complete with a bar! The basement also has a FOURTH bedroom with a full bathroom and great storage! The DOUBLE ATTACHED GARAGE is fully drywalled. The property offers a great landscaped lot with under-deck storage and large side yard storage on both sides of the house and a really great deck for entertaining. Located directly on bus routes and close to parks, trails and the golf course. The walkway adjacent to the house makes for no direct neighbours on one side.

Built in 2000

## Essential Information

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Price	\$493,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	235 Williams Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5H2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R1

## **Listing Details**

Listing Office	EXP REALTY
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