



GRASSROOTS
REALTY GROUP

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**327 Williams Drive
Fort McMurray, Alberta**

MLS # A2218760



\$769,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Garden		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island		

Inclusions:	N/A
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Welcome to 327 Williams Drive! This impressive family home offers a bit more, starting with a triple garage and great curb appeal. The front living room, overlooking the veranda, flows nicely into a formal dining area comfortably seating six. The bright kitchen features an island and a full pantry, while the adjacent breakfast nook provides access to a backyard perfect for family fun and entertaining. You'll also find a fireplace in the family room, a main floor laundry room with storage, a convenient 2-piece powder room, and a home office. Upstairs, the generously sized primary bedroom boasts a 3-way fireplace and a jetted tub. The second and third bedrooms are also well-proportioned. The basement features a bright 2-bedroom legal suite complete with in-floor heating, a separate entrance, and the option for access to the main part of the house – ideal for large families. The suite includes a well-appointed kitchen and plenty of natural light. This home is ideally located across the street from parks and a water park, and it's also close to a golf course in an established neighborhood. I welcome you to come and see this well-maintained home for yourself.