



GRASSROOTS
REALTY GROUP

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**101 Williams Garden
Fort McMurray, Alberta**

MLS # A2232037



\$585,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,336 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Double Garage Attached, Heated Garage, Insulated, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Greenbelt		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Dry Bar, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer/dryer with pedestals, central air conditioner, garage heater, basement mini fridge, exterior illuminix 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

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 24x 24 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!