



**GRASSROOTS**  
REALTY GROUP

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30, 411 Williams Drive  
Fort McMurray, Alberta

MLS # A2243725



**\$274,900**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 475
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, All Existing Window Coverings, AC Unit

Experience the charm of this spacious end-unit townhouse in the family friendly community of Wood Buffalo. This move in ready home boasts 3 bedrooms, 2.5 bathrooms and an attached garage. The spacious, bright, living area features a cozy gas fireplace which flows seamlessly into the open concept kitchen and dining room. The kitchen is equipped with an abundance of maple cabinetry, corner pantry, and an eaten island. The master bedroom features vaulted ceilings, a spacious walk in closet and ensuite. Two spacious additional bedrooms and a full bath complete the top floor. The 12x21 single attached garage provides sufficient parking space with storage along the back. Located close to the Fort McMurray Golf Course, Water Park, public transit and walking trails, this home provides a balance between lifestyle and affordable living. This complex offers exceptional value with condo fees at \$475/month which include exterior insurance, garbage and snow removal, professional management and reserve fund contributions. Call to book your viewing today!