



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

107 Williams Road
Fort McMurray, Alberta

MLS # A2245630



\$599,900

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)

Inclusions: Basement washer, gas heaters in garages-2, all window coverings, composter and rain barrel, shelving in the basement storage rooms

Welcome to a home where every detail has been thoughtfully upgraded, inside and out. This spacious and stylish 4-bedroom, 3.5-bath property offers modern living with room for the whole family, a layout built for comfort and functionality, and an extensive list of recent improvements that make it truly move-in ready. Step inside and immediately feel the warmth and brightness of this home. Freshly painted throughout in 2022, the main and upper floors feature rich hardwood flooring — no carpet — and a clean, airy aesthetic. The kitchen is a dream for both everyday living and entertaining, with a brand-new sink and island added in 2025, sleek appliances installed in 2023, and a new gas range installed to an upgraded natural gas line. The open-concept design flows seamlessly into the dining and living areas, anchored by a cozy gas fireplace and flooded with natural light. The true showstopper is the bonus room. This stunning space is unlike anything else — incredibly spacious, lined with oversized windows, and featuring vaulted ceilings that make the room feel open, grand, and full of possibility. Whether you envision it as a second living area, theatre room, play space, or an executive-style home office, it’s a space that adapts to your lifestyle with style and comfort. A ceiling fan was added in 2025 for improved airflow year-round. Upstairs, you’ll also find three generously sized bedrooms, including a serene primary retreat with a 4-piece ensuite and jetted tub. In 2024, new glass was installed in both the bonus room’s feature window and the northeast-facing window in the primary bedroom, enhancing the home’s energy efficiency and overall polish. The fully developed basement continues the home’s thoughtful upgrades, with a new drop ceiling, and fresh paint. Plumbing for an additional washer was also added,

making the space even more flexible. Ample storage space throughout ensures everything has a place. Step outside to your private, fully fenced backyard, where new gates were installed in 2024. Low-maintenance composite blocks were added in 2025, running alongside the attached garage and leading to a second garage - yes, you heard that right—a second garage. This detached garage is the ultimate bonus, offering endless possibilities for a workshop, storage, or dedicated workspace. Ideal for families with multiple vehicles, hobbies, or just in need of extra space. This property is packed with major updates: a 50-gallon hot water heater and water softener installed in 2022, new gas heaters in both garages in 2023, a brand-new deck with a natural gas BBQ hookup added in 2023, and a new shingles on the main house in 2024. Central air conditioning was installed in July 2025. This home is the full package: freshly updated, incredibly spacious, and filled with natural light. The standout bonus room, two garages, and long list of recent improvements make this a truly unique opportunity — one that’s ready for you to simply move in and enjoy.