



**GRASSROOTS**  
REALTY GROUP

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5, 400 Williams Drive  
Fort McMurray, Alberta

MLS # A2283073



**\$289,900**

Division:	Wood Buffalo		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,300 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Street Lighting, Yard Lights		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Closet Organizers, High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 446

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** A/C, Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, windows covering, tv & fridge in garage and all tv mounts

Welcome 5-400 Williams Drive! This well-maintained 3-bedroom, 2.5-bath townhome located in the desirable Woodbridge Meadows community in Fort McMurray offers CENTRAL AIR, a single garage and 1,547 sq ft of living space across a functional 4-level split layout. The main level boasts high ceiling with large windows that let in plenty of natural light and features a practical kitchen with NEW quartz countertops, a pantry, a dining area and a door for easy access to the large rear deck. On the second level is a spacious living room with an opening in the wall overlooking the kitchen that increases natural light flow, a corner gas fireplace and an adjacent 2-piece bathroom with laundry area. The upper level has all new carpet and features a primary bedroom with walk-in closet and 3-piece ensuite with stand-up shower, two good size bedrooms and a full bathroom. The basement offers an additional bedroom and a storage under the stairs. Recent updates include all new toilets and a water softener. Located close to parks, playgrounds, sidewalks, and schools, this home offers an excellent low-maintenance lifestyle in a family-friendly community. Book your private showing today!