



**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	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Pantry, Quartz Counters, Walk-In Closet(s)		

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!