



**5, 400 Williams Drive  
Fort McMurray, Alberta**

**MLS # A2283073**



**\$289,900**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees, Street Lighting, Yard Lights		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 446
<b>Basement:</b>	Full	<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>	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!