



GRASSROOTS
REALTY GROUP

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**223 Williams Drive
Fort McMurray, Alberta**

MLS # A2123949



\$460,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,260 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: as is where is

IMMEDIATE POSSESSION AVAILABLE ON THIS FULLY DEVELOPED 4 BEDROOM 3 BATHROOM HOME IN WOOD BUFFALO. Situated in a large lot within walking distance of parks, trails, and more. Inside this spacious home NO CARPET home, you have a large front living room, large eat-in kitchen with white cabinets, wrap-around island, and oversized dining area with garden doors leading to your yard. The main level continues with 3 bedrooms, main 4 pc bathroom. Primary bedroom with WALK-IN CLOSET, AND FULL ENSUITE. The Fully developed basement features a family room with gas fireplace, then a games room. Basement offers large above-ground windows making this lower level bright. The basement is complete with a 4th bedroom and full bathroom. On the exterior of the home, you have an extra wide driveway for extra parking, an ATTACHED DOUBLE GARAGE. The backyard offers a fully fenced and landscaped yard with large deck and hot tub area. This home is move-in ready. Call today for your personal tour.