



**GRASSROOTS**  
REALTY GROUP

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**158 Williams Road**  
**Fort McMurray, Alberta**

**MLS # A2126292**



**\$469,900**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, See Remarks		

**Inclusions:** As is where is at the time of possession

Double Attached, Heated Garage! Great Value! Welcome to 158 Williams Road. This 1333 sq ft, Modified Bi-Level features 5 bedrooms, 3 Bathrooms and is located in the quiet and established neighbourhood of Wood Buffalo. The spacious entryway is finished with ceramic tile floors and a large closet. The main level boasts a bright, welcoming, OPEN concept living space that features two bedrooms, 4 piece bathroom, main floor laundry, hardwood floors, a cozy living room with gas fireplace, vaulted ceilings and large windows! The spacious kitchen is complete with ceramic tile floors, laminate countertops and plenty of cabinet and counter space! Rest well in a spacious primary bedroom that sits above the garage. The primary bedroom has a large walk in closet with built in shelving and a 3 piece ensuite bath with a stand up shower. Head down to the basement to find a very functional and spacious 2 bedroom that has been finished carpet floors, 4 piece bath, open concept living space with a corner gas fireplace.! Kick back and relax on summer nights in your landscaped corner lot! Call now to schedule your personal viewing!