



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!