

**2, 411 Williams Drive  
Fort McMurray, Alberta**

**MLS # A2286111**

**\$275,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Wood Buffalo  |               |                   |
| <b>Type:</b>     | Residential/Other   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,339 sq.ft.  | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Front Drive, Garage Door Opener, Single Garage Attached     |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Lawn, Low Maintenance Landscape, No Neighbours Behind, Standard Shape |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | \$ 475 |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | None   | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** garage door opener, all window coverings, wood shelving unit in basement

Welcome to the highly sought-after community of Wood Buffalo, where comfort, convenience, and lifestyle come together in one exceptional home. This beautifully maintained 3-bedroom, 2.5-bath property offers an inviting open-concept layout designed for both everyday living and entertaining. The bright living room features a cozy fireplace, creating the perfect space to unwind, while seamlessly flowing into a spacious kitchen that offers ample cabinetry, generous prep space, and room to gather with family and friends. Upstairs, you will find three spacious bedrooms, including a well-appointed primary retreat complete with a private ensuite. The additional bedrooms are ideal for family, guests, or a home office setup. The unfinished basement provides a blank canvas—whether you envision a rec room, home gym, additional bedroom, or entertainment space, the possibilities are endless. You will also appreciate the abundance of storage throughout the home. The attached single garage adds everyday convenience, while the backyard truly sets this property apart. Backing directly onto greenspace off Real Martin Drive, you will enjoy privacy with no rear neighbours—just peaceful views and direct access to walking and biking trails. Location is everything, and this home delivers. Just down the road you will find the beautiful Fort McMurray Golf Club, along with nearby parks, a splash pad, public transit, schools, and all essential amenities. If you are looking for a home in a desirable neighbourhood that offers space, privacy, and lifestyle appeal, this one checks all the boxes.