

**327 Williams Drive**  
**Fort McMurray, Alberta**

**MLS # A2218760**



**\$769,000**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,057 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Garden		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island		

**Inclusions:** N/A

Welcome to 327 Williams Drive! This impressive family home offers a bit more, starting with a triple garage and great curb appeal. The front living room, overlooking the veranda, flows nicely into a formal dining area comfortably seating six. The bright kitchen features an island and a full pantry, while the adjacent breakfast nook provides access to a backyard perfect for family fun and entertaining. You'll also find a fireplace in the family room, a main floor laundry room with storage, a convenient 2-piece powder room, and a home office. Upstairs, the generously sized primary bedroom boasts a 3-way fireplace and a jetted tub. The second and third bedrooms are also well-proportioned. The basement features a bright 2-bedroom legal suite complete with in-floor heating, a separate entrance, and the option for access to the main part of the house — ideal for large families. The suite includes a well-appointed kitchen and plenty of natural light. This home is ideally located across the street from parks and a water park, and it's also close to a golf course in an established neighborhood. I welcome you to come and see this well-maintained home for yourself.