

**227 Williams Drive
Fort McMurray, Alberta**

MLS # A2228435



\$569,900

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,348 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Concrete, Mixed, Vinyl Siding

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s)

Inclusions: Household Furnishings except primary bedroom set and basement sofa set

Welcome to 227 Williams Drive—a stunning 5-bedroom, 3-bathroom home located in the highly sought-after community of Wood Buffalo, just minutes from the Fort McMurray Golf Club. This beautifully updated home offers modern touches and family-friendly charm throughout. Step inside to discover fresh paint, upgraded lighting, and hardwood floors that create a warm and welcoming ambiance. The heart of the home is the custom-renovated kitchen featuring a spacious island and sleek black slate appliances—perfect for cooking and entertaining. THIS HOME IS EXTREME CLEAN!!! Upstairs, you’ll find three generously sized bedrooms, including a large primary suite complete with a walk-in closet and a 4-piece ensuite bathroom. The fully developed basement is an entertainer’s dream with a massive rec room featuring a fireplace, wet bar, dart area, and space for a pool table. Two additional bedrooms and a full 3-piece bath make this level ideal for guests or teens. Enjoy summer in your lush backyard—truly out of a magazine—with plenty of WELL TAKEN CARE of green grass, room for a trampoline, swing set, or pool, plus a raised deck wired and ready for a hot tub. The attached heated garage is more than just a place to park—it’s an ultimate hangout zone with luxury vinyl plank flooring, tool benches, feature walls, and a mounted TV that stays! With great neighbours, move-in ready updates, and space for everyone, this Wood Buffalo gem is ready to welcome you home.