



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**327 Williams Drive
Fort McMurray, Alberta**

MLS # A2300020



\$749,900

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island		

Inclusions: N/A

Welcome to 327 Williams Drive in the heart of Wood Buffalo. This is the kind of home that just hits different the second you pull up. Massive driveway, incredible curb appeal, and a true triple car garage that gives you all the space you actually need. Step inside and you’re welcomed by a bright front living room overlooking the veranda, flowing seamlessly into a formal dining space perfect for family dinners or hosting. The kitchen is built for everyday life and entertaining, featuring a large island, full pantry, and a breakfast nook that leads out to a custom backyard ready for summer nights and family time. The main floor also offers a cozy family room with a fireplace, a home office, main floor laundry with storage, and a convenient powder room. Upstairs, the primary bedroom is a standout with a 3-way fireplace and a jetted tub, creating that perfect for your enjoyment. Two additional bedrooms are spacious and functional for growing families. Downstairs, you’ll find a bright 2-bedroom legal suite with in-floor heating, a separate entrance, and the option to connect to the main home—ideal for extended family or added income. The suite features its own kitchen and tons of natural light. Located across from parks and a water park, and just minutes to golf courses and amenities, this home checks every box in an established, sought-after neighborhood. Well cared for. Well located. Ready for its next chapter. Come see it for yourself.