



**171 Williams Road**  
**Fort McMurray, Alberta**

**MLS # A2306407**



**\$574,900**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,924 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, See Remarks, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Sectional Couch in basement, TV Wall Mounts

Welcome to this beautifully maintained 4 bedroom, 4 bathroom home perfectly situated in a quiet, family-friendly neighborhood directly across from greenspace, park, splash park, basketball court, and open fields. An ideal location for growing families. The main floor offers a bright, open-concept layout with large windows that fill the space with natural light. The kitchen is both functional and inviting, featuring warm cabinetry, quartz countertops, a stylish backsplash, and a central island perfect for gathering. The adjoining living room is spacious and comfortable, creating a seamless flow for everyday living and entertaining. A generous foyer welcomes you in, while a convenient 2-piece powder room and main floor laundry with access to the attached double garage complete the space. Upstairs, you’ll find 3 well-sized bedrooms and 2 full bathrooms, including a relaxing primary retreat with a 5-piece ensuite and walk in closet, designed for comfort and space. The fully finished basement adds even more versatility with a 4th bedroom, an additional full bathroom, and a large rec space. Perfect for a family room, play area, or home gym. Step outside to enjoy the beautiful backyard, offering space to unwind, entertain, and make the most of the warmer months. This home checks all the boxes with space, functionality, and an unbeatable location, don’t miss your opportunity to call it home.