



GRASSROOTS
REALTY GROUP

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116 Williscroft Place
Fort McMurray, Alberta

MLS # A2327178



\$339,900

Division:	Thickwood		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,378 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, RV Access/Parking, Se		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape, O		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Island. Telus/Vivint equipment, glass smasher and door sensors. Eufy cameras x3.

Welcome to 116 Williscroft Place, a 3-bedroom, 2-bathroom end-unit townhome in Thickwood with an incredibly flexible layout, an exceptional backyard and NO CONDO FEES! Before you even step inside, this home offers something rarely found with a townhome: parking for at least four vehicles. A conveniently installed electrical receptacle also provides easy access for plugging in vehicles or other equipment. Enter on the first level, where the original garage has been divided to maintain garage storage while creating a finished flex room. Located right off the main entrance, this space is perfect for a home office, home-based business, studio or hobby room. Head down to the finished basement, where another versatile space, currently used as a home gym, could easily become a games room, playroom or additional flex space. The adjoining laundry room includes a convenient laundry sink. The second level features the spacious living room with new French doors leading directly to the backyard. As an end unit, the property also offers side access through an impressive 6-foot-wide gate, making it easy to bring in toys, equipment or even a future hot tub. The beautifully cared-for yard has been designed for both enjoyment and low-maintenance living. The upper deck has been completely rebuilt with new supports and storage underneath. Step down to a lower deck built to support a hot tub, with a dedicated electrical plug already in place. You will also find a shed, play structure, beautifully maintained grass, low-maintenance landscaping and a firepit. The third level features the kitchen, a dedicated dining area and yet another adjoining flex room, ideal as a sitting area, homework space, playroom or office. A completely renovated 2-piece bathroom completes this level. Bedrooms one and two are located on the fourth level, while the fifth level is home to

the primary bedroom with a huge closet, additional storage, a linen closet and a 4-piece bathroom. Updates include fresh paint throughout in 2026, updated trim throughout, new laminate flooring in 2026, a finished basement and permanently installed lighting added to the bedrooms and living room. Other updates include the furnace in 2012, windows and carpet in 2013, siding in 2015, roof and kitchen appliances in 2016, hot water tank in 2019, fencing in 2020, and washer and dryer in 2022. With multiple flex spaces, an exceptional backyard, generous parking, end-unit access and no condo fees, this Thickwood home offers a kind of flexibility that is hard to find in a townhome. There is room to work, play, store, entertain and make the space work for you!