



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**108 Williscroft Place**  
**Fort McMurray, Alberta**

**MLS # A2330927**



**\$395,000**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Thickwood                                                                     |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                                         |               |                   |
| <b>Style:</b>    | 4 Level Split                                                                 |               |                   |
| <b>Size:</b>     | 1,387 sq.ft.                                                                  | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 3                                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | 220 Volt Wiring, Additional Parking, Concrete Driveway, Driveway, Front Drive |               |                   |
| <b>Lot Size:</b> | 8337.28 Acres                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Landscaped, No Back Lane, Pie Shaped Lot                   |               |                   |

|                    |                                                                                                                              |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                                 | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |                   |     |

**Inclusions:** WASHER & DRYER X2, IN-GROUND SPRINKLER SYSTEM, 55 INCH LG TV AND SOUND BAR MOUNTED, SHED, HOUSE KEYS X2, MAIL KEYS X2. SECURITY SYSTEM, TWO CAMERAS, DOOR BELL CAMERA, GLASS BREAK SENSOR, FLOOD, SMOKE, HEAT SENSOR, MOTION DETECTORS - SECURITY SYSTEM CONTRACT UNTIL NOVEMBER 2028 AT \$48.50 / MONTH.

Welcome to 108 Williscroft Place, a fully updated end-unit townhouse offering modern finishes, exceptional parking, impressive recreational storage and no condo fees. Thoughtfully improved from top to bottom, this three-bedroom home features a beautifully redesigned interior, an upgraded exterior, flexible living spaces, an attached garage and a private backyard designed for both everyday enjoyment and practical storage. The striking exterior was updated in 2025 with modern dark vinyl siding, new fascia, soffits and metal trim, complemented by a black overhead garage door and freshly stained covered front step. The oversized driveway provides parking for up to four vehicles, with a combination of concrete and crushed gravel offering space for an enclosed trailer or camper. Double gates open to a new concrete pad providing additional secure storage for recreational vehicles or equipment. Inside, luxury vinyl plank flooring flows throughout every level of the home. The attached single garage is well equipped with epoxy flooring, rubber baseboards, new LED lighting, a utility sink with hot and cold water, a 220-volt outlet and an exhaust system. The bright living room features tall ceilings, built-in ceiling speakers and a wood-burning stove, creating a warm and inviting space to unwind. Garden doors lead directly to the back deck and fenced yard, making indoor-outdoor living effortless. One level above, the kitchen and dining area has been reconfigured to create a more open, functional layout. An added side window fills the dining space with natural light, while a coffee and wet bar creates the perfect station for entertaining. The kitchen pairs white cabinetry and gold hardware with granite countertops, under-cabinet lighting and a new stainless steel apron-front sink. A KitchenAid appliance package, five-burner gas range and convenient pot filler complete the space. A

four-piece bathroom is also located on this level, offering easy access for the two bedrooms nearby on the next floor above. The private upper-level primary retreat includes its own four-piece ensuite with a floating vanity and relaxing air-jet tub. Convenient upper-level laundry was added in 2023. The basement provides even more versatility, with a window and the flexibility to serve as a family room, guest space, home office, storage area or potential additional bedroom. A secondary laundry setup with a ventless dryer is also located here. The home is further equipped with a newer furnace, hot water tank, central air conditioning and electrical panel along with spray foam insulation along the exterior walls. Outside, the fully fenced backyard has been freshly reseeded and features a garden area, in-ground sprinkler system and deck freshly stained to match the front step. The large insulated shed offers upper storage, a built-in workbench and exterior pot lights. With extensive updates, abundant parking and storage, this move-in-ready end unit is full of value. Schedule a private tour today