



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

224 Williams Drive
Fort McMurray, Alberta

MLS # A2340752



\$614,900

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,940 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behin		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer & dryer, all window coverings, Central A/C, garage heater, garage door opener & remote, fridge in garage, gazebo frame

Welcome to 224 Williams Dr, a fantastic family home in one of Fort McMurray's most sought-after communities! With no rear neighbours, this property backs onto a beautiful greenbelt with walking paths, offering peaceful views and added privacy. A covered front porch welcomes you into the spacious foyer, with a versatile front room ideal for an office, playroom, or sitting room. The bright open-concept main floor features large windows, beautiful greenbelt views, a cozy gas fireplace, dining area, and a spacious kitchen with abundant cabinetry and counter space, eat-up island, and walk-in pantry. A laundry room, 2-piece bathroom, and access to the heated attached double garage complete the main level. Upstairs offers 4 bedrooms and 2 full bathrooms, including a primary bedroom with greenbelt views, dual closets, and a 4-piece ensuite. The fully developed basement provides an oversized family room with gas fireplace and wet bar, a den/office with built-in oak cabinetry, and plenty of storage. Enjoy summer evenings on the oversized rear deck overlooking the peaceful, fully fenced yard and greenbelt. Additional features include central air conditioning, fresh paint throughout, shingles replaced in 2023, and hot water tank replaced in 2025. Located just minutes from the Fort McMurray Golf Club, nature trails, splash park, sports fields, and playgrounds, this 2 storey home offers the space, location, and lifestyle your family has been looking for. Book your private tour today!