



GRASSROOTS
REALTY GROUP

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14, 400 Williams Drive
Fort McMurray, Alberta

MLS # A2343727

\$269,900

Division:	Wood Buffalo		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,410 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 446
Basement:	Other	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: As is where is at the time of possession

3-Bedroom • 2.5-Bathroom • 3-Storey Townhome • Single Garage • Wood Buffalo Welcome to this spacious 1,410 sq. ft., 3-storey townhome located in the quiet and established neighbourhood of Wood Buffalo. Offering 3 bedrooms, 2.5 bathrooms, a 12' x 22'7" single garage, and an undeveloped basement, this home provides a functional layout with plenty of room to grow. The bright and inviting kitchen features large windows, allowing plenty of natural light into the space. You'll find oak cabinetry, a convenient corner pantry, and direct access to the rear deck, making BBQing and outdoor entertaining easy and convenient. Just a few steps up from the kitchen, the home opens into a comfortable living room with carpet flooring and a gas fireplace, creating a warm and inviting space for relaxing or entertaining. This level also features a convenient 2-piece bathroom with laundry. The upper level is home to three bedrooms. The spacious primary bedroom offers a walk-in closet and private 3-piece ensuite, providing a comfortable retreat at the end of the day. The two additional bedrooms feature laminate flooring and share access to a 4-piece bathroom. The undeveloped basement offers excellent flexibility for future development. Whether you need additional storage or want to create a recreation room, home office, gym, or potential fourth bedroom, the space gives you the opportunity to customize it to suit your needs. Completing the property is the single garage, providing secure parking and additional storage. With its multi-level design, generous bedroom count, 3.5 bathrooms, bright kitchen, gas fireplace, rear deck, single garage, and future basement development potential, this Wood Buffalo townhome offers an excellent combination of space, functionality, and value.

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