

# \$274,900 - 30, 411 Williams Drive, Fort McMurray

MLS® #A2243725

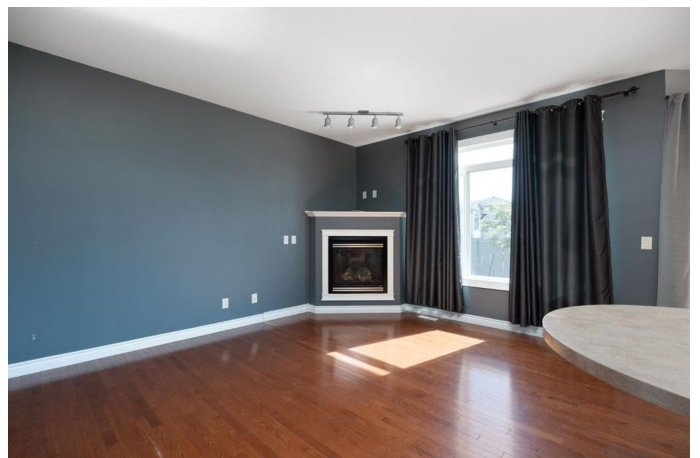
**\$274,900**

3 Bedroom, 3.00 Bathroom, 1,358 sqft

Residential on 0.00 Acres

Wood Buffalo, Fort McMurray, Alberta

Experience the charm of this spacious end-unit townhouse in the family friendly community of Wood Buffalo. This move in ready home boasts 3 bedrooms, 2.5 bathrooms and an attached garage. The spacious, bright, living area features a cozy gas fireplace which flows seamlessly into the open concept kitchen and dining room. The kitchen is equipped with an abundance of maple cabinetry, corner pantry, and an eaten island. The master bedroom features vaulted ceilings, a spacious walk in closet and ensuite. Two spacious additional bedrooms and a full bath complete the top floor. The 12x21 single attached garage provides sufficient parking space with storage along the back. Located close to the Fort McMurray Golf Course, Water Park, public transit and walking trails, this home provides a balance between lifestyle and affordable living. This complex offers exceptional value with condo fees at \$475/month which include exterior insurance, garbage and snow removal, professional management and reserve fund contributions. Call to book your viewing today!



Built in 2005

## Essential Information

MLS® # A2243725

Price \$274,900

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,358         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 30, 411 Williams Drive |
| Subdivision | Wood Buffalo           |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9H 5R8                |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Single Garage Attached        |
| # of Garages   | 1                             |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                                                           |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas                                                                                                               |
| Has Basement      | Yes                                                                                                               |
| Basement          | None, Unfinished                                                                                                  |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Lighting |
|-------------------|----------|

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | Corner Lot, Creek/River/Stream/Pond |
| Roof            | Asphalt Shingle                     |
| Construction    | Vinyl Siding, Wood Frame            |
| Foundation      | Poured Concrete                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 36               |
| Zoning         | R3               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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