

# \$769,000 - 327 Williams Drive, Fort McMurray

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MLS® #A2218760

**\$769,000**

5 Bedroom, 4.00 Bathroom, 2,057 sqft  
Residential on 0.13 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 327 Williams Drive! This impressive family home offers a bit more, starting with a triple garage and great curb appeal.

The front living room, overlooking the veranda, flows nicely into a formal dining area comfortably seating six. The bright kitchen features an island and a full pantry, while the adjacent breakfast nook provides access to a backyard perfect for family fun and entertaining. You'll also find a fireplace in the family room, a main floor laundry room with storage, a convenient 2-piece powder room, and a home office.

Upstairs, the generously sized primary bedroom boasts a 3-way fireplace and a jetted tub. The second and third bedrooms are also well-proportioned.

The basement features a bright 2-bedroom legal suite complete with in-floor heating, a separate entrance, and the option for access to the main part of the house – ideal for large families. The suite includes a well-appointed kitchen and plenty of natural light.

This home is ideally located across the street from parks and a water park, and it's also close to a golf course in an established neighborhood.



I welcome you to come and see this well-maintained home for yourself.

Built in 2005

### **Essential Information**

MLS® #	A2218760
Price	\$769,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,057
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	327 Williams Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2A9

### **Amenities**

Parking Spaces	6
Parking	Driveway, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Blower Fan, Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Garden
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	20
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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