

\$539,900 - 295 Williams Drive, Fort McMurray

MLS® #A2157410

\$539,900

4 Bedroom, 4.00 Bathroom, 1,796 sqft

Residential on 0.16 Acres

Timberlea, Fort McMurray, Alberta

TRIPLE CAR DRIVE THROUGH GARAGE!

LOCATED ACROSS FROM A PARK!

Welcome to 295 Williams Drive—an ideal family home with a rare triple car drive-through garage! Perfectly situated across from a popular water park and playground, this home offers something for every member of the family. The main floor features an inviting open-concept layout, where the kitchen, dining, and living room seamlessly blend together. The kitchen is a bright and modern space with two-tone cabinetry, a corner pantry, and easy access to the back deck from the dining nook—perfect for family gatherings. The cozy living room is centered around a charming corner gas fireplace, creating a warm and welcoming atmosphere. Also on the main floor, you'll find a convenient powder room, a mudroom with laundry, and direct access to the triple car garage with INFLOOR HEAT! Beautiful hardwood flooring extends throughout the main level and continues up to the second floor, where you'll find a 4-piece main bathroom and three generously sized bedrooms. The primary bedroom is a true retreat, featuring a large walk-in closet and a luxurious 5-piece ensuite with dual sinks, a corner jet tub, and a separate shower. The fully developed basement adds even more living space, offering a spacious family room, a fourth bedroom, a 3-piece bathroom, and plenty of storage. No parking shortage here with an oversized triple car driveway. This home is in good condition and is perfect for



families looking for both style and functionality in a prime location. Don't miss your chance to make 295 Williams Drive your new home! SOLD AS IS WHERE

Built in 2003

Essential Information

MLS® #	A2157410
Price	\$539,900
Sold Price	\$527,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,796
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	295 Williams Drive
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5L9

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, Parking Pad, Triple Garage Attached

Interior

Interior Features	See Remarks
Appliances	See Remarks

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	November 25th, 2024
Days on Market	96
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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