

# \$569,900 - 145 Webb Drive, Fort McMurray

MLS® #A2220014

**\$569,900**

4 Bedroom, 2.00 Bathroom, 1,310 sqft  
Residential on 0.11 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 145 Webb Drive, a beautiful and well-maintained home located in the heart of the family-friendly Wood Buffalo neighborhood in Fort McMurray. This is the perfect place to call home, with trails, the Fort McMurray Golf Club, multiple playgrounds, and a large splash park just steps away—ideal for families looking to enjoy the outdoors. Schools and shopping are conveniently close, adding to the appeal of this wonderful location.

This charming 4-bedroom, 2-bathroom home features a warm, farmhouse-inspired style with custom touches throughout. The main floor offers a bright and functional living space with 2 bedrooms including a massive Primary Suite that boasts gorgeous custom farmhouse barn style doors, double closets, access to the 4 piece bath and a view of the manicured backyard. The fully developed basement includes two massive bedrooms, one of which serves as a secondary primary suite complete with an attached ensuite bath. The basement also features ample storage space under the stairs and a spacious laundry and utility room, making it both practical and welcoming.

The home has seen a number of important updates over the years, including new siding, shingles, and select windows in 2017. The hot water tank is approximately 3 months old, and the home also boasts stainless steel appliances, updated light fixtures, luxury vinyl plank flooring, and fresh paint throughout,



making it move-in ready and in pristine condition. Letâ€™s not forget about the comfort of central A\C and a heated garage.

Outside, the property features an oversized double driveway and a heated double garage with pull-down attic stairs for additional storage. The backyard is a great size and can be accessed either from the side gates or through the dining area, which leads to a pressure-treated deckâ€”perfect for entertaining or relaxing. There's even a fire pit and convenient under-deck storage with doors on both sides. An apple tree and cherry tree can be well enjoyed as well during the summer months.

With its combination of comfort, style, and location, 145 Webb Drive is the ideal place to settle down and enjoy everything this vibrant community has to offer.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220014    |
| Price          | \$569,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,310       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 145 Webb Drive |
| Subdivision | Wood Buffalo   |

|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9H5H3        |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | City Lot                       |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Mixed, Vinyl Siding  |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 58             |
| Zoning         | R1             |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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