

# \$284,900 - 13, 400 Williams Drive, Fort McMurray

MLS® #A2224067

## \$284,900

3 Bedroom, 3.00 Bathroom, 1,268 sqft  
Residential on 0.00 Acres

Wood Buffalo, Fort McMurray, Alberta

Ever seen a home that makes you grin from ear to ear? Say hello to this 3 bed, 2.5 bath townhouse in Wood Buffalo, Fort McMurray, AB. It spans 1268 square feet of smart living space and comes with a single car garage. Families will love the style and function packed into every inch of this modern gem.

Step inside and fall for the open kitchen. It flows right into the dining room, so you never miss a moment while cooking and chatting. The door opens to your private deck, where summer barbecues or quiet mornings feel like a treat. Imagine family meals or a peaceful coffee break just steps from where you chop, stir, and serve.

Next, head to the living room. Big windows make it bright, and the fireplace adds a warm touch on cold nights. Curl up here with a book or snacks. Downstairs, the rec room is magic. Turn it into a home gym, a playroom for kids, or a mini theatre. You decide how to use this space every day.

Head upstairs to find three bright bedrooms. The primary bedroom boasts a walk in closet and its own ensuite bathroom with shower, sink, and toilet. Two more bedrooms share a full bath with a tub. A half bath on the main floor means guests never wait. Everyone has space, privacy, and comfort in this clever floor plan. Storage is easy too.

Outside, say goodbye to yard work that never ends. This townhouse has a small yard to enjoy and a deck for summer fun. Park your car in the attached garage. You also have



extra space on the driveway for a second vehicle or toys. Low maintenance front and back mean more time for what matters and more room for storage.

Step outside and you are in a quiet, safe neighbourhood where kids can play on the sidewalks. Neighbours wave as they walk by. Evenings on the deck feel like a mini vacation. Grill some burgers or string up lights for a cozy glow. This home gives you a spot to relax, laugh, and make memories every day with loved ones.

You will love the location. Great schools are just a short drive away. Playgrounds and parks are a short walk from your door. Shopping and dining are close by. Public transit runs right down the street so you can skip the drive.

Love golf? The course is nearby. All your daily needs are within reach in this perfect spot.

This home solves the puzzle of space and stress. No more fighting for TV time in a crowded living room. It gives you spots to play, work, and rest. It makes family life feel easy again right here.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 2005

### **Essential Information**

MLS® #	A2224067
Price	\$284,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.00
Year Built	2005

Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	13, 400 Williams Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5R7

### Amenities

Amenities	Laundry, Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 26th, 2025
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Days on Market	51
Zoning	R3

## **Listing Details**

Listing Office	RE/MAX Connect
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