

# \$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!

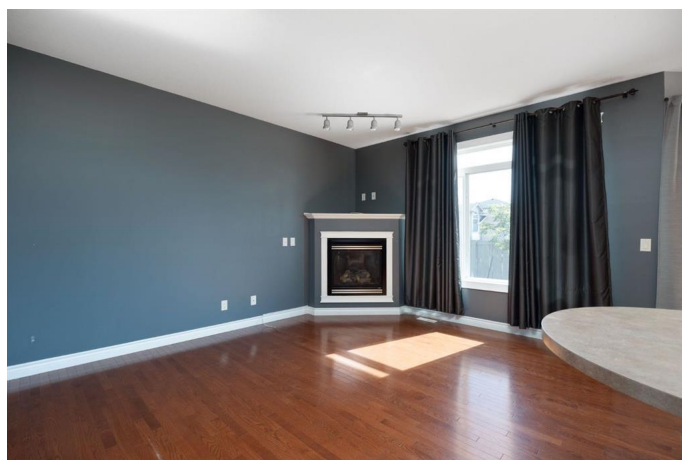
Built in 2005

## 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	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	None, Unfinished

### **Exterior**

Exterior Features	Lighting
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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	1
Zoning	R3

### **Listing Details**

Listing Office	EXP REALTY
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