

# \$569,900 - 227 Williams Drive, Fort McMurray

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MLS® #A2228435

**\$569,900**

5 Bedroom, 3.00 Bathroom, 1,348 sqft  
Residential on 0.13 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 227 Williams Drive—a stunning 5-bedroom, 3-bathroom home located in the highly sought-after community of Wood Buffalo, just minutes from the Fort McMurray Golf Club.

This beautifully updated home offers modern touches and family-friendly charm throughout. Step inside to discover fresh paint, upgraded lighting, and hardwood floors that create a warm and welcoming ambiance. The heart of the home is the custom-renovated kitchen featuring a spacious island and sleek black slate appliances—perfect for cooking and entertaining. **THIS HOME IS EXTREME CLEAN!!!**

Upstairs, you'll find three generously sized bedrooms, including a large primary suite complete with a walk-in closet and a 4-piece ensuite bathroom.

The fully developed basement is an entertainer's dream with a massive rec room featuring a fireplace, wet bar, dart area, and space for a pool table. Two additional bedrooms and a full 3-piece bath make this level ideal for guests or teens.

Enjoy summer in your lush backyard—truly out of a magazine—with plenty of WELL TAKEN CARE of green grass, room for a trampoline, swing set, or pool, plus a raised deck wired and ready for a hot tub.



The attached heated garage is more than just a place to park—it’s an ultimate hangout zone with luxury vinyl plank flooring, tool benches, feature walls, and a mounted TV that stays!

With great neighbours, move-in ready updates, and space for everyone, this Wood Buffalo gem is ready to welcome you home.

Built in 2000

**Essential Information**

MLS® #	A2228435
Price	\$569,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,348
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	227 Williams Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5H2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	People 1st Realty
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