

\$769,000 - 327 Williams Drive, Fort McMurray

MLS® #A2218760

\$769,000

5 Bedroom, 4.00 Bathroom, 2,057 sqft
Residential on 0.13 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 327 Williams Drive! This impressive family home offers a bit more, starting with a triple garage and great curb appeal.

The front living room, overlooking the veranda, flows nicely into a formal dining area comfortably seating six. The bright kitchen features an island and a full pantry, while the adjacent breakfast nook provides access to a backyard perfect for family fun and entertaining. You'll also find a fireplace in the family room, a main floor laundry room with storage, a convenient 2-piece powder room, and a home office.

Upstairs, the generously sized primary bedroom boasts a 3-way fireplace and a jetted tub. The second and third bedrooms are also well-proportioned.

The basement features a bright 2-bedroom legal suite complete with in-floor heating, a separate entrance, and the option for access to the main part of the house – ideal for large families. The suite includes a well-appointed kitchen and plenty of natural light.

This home is ideally located across the street from parks and a water park, and it's also close to a golf course in an established neighborhood.



I welcome you to come and see this well-maintained home for yourself.

Built in 2005

Essential Information

MLS® #	A2218760
Price	\$769,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,057
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	327 Williams Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 2A9

Amenities

Parking Spaces	6
Parking	Driveway, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Blower Fan, Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Garden
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	43
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.