

**283 Williams Drive**  
**Fort McMurray, Alberta**

**MLS # A2248779**



**\$575,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Wood Buffalo   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Modified Bi-Level  |               |                   |
| <b>Size:</b>     | 1,376 sq.ft.   | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad                                      |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, View |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows |                   |    |
| <b>Inclusions:</b> | Garage Heater, Garage Opener x2.  |                   |    |

Welcome to 283 Williams Drive: a beautifully renovated home in one of Fort McMurray's most sought after neighbourhoods, Wood Buffalo. Just steps from the Fort McMurray Golf Club and directly across from the brand new splash park, this home offers a rare combination of modern updates and an unbeatable location. With striking curb appeal, recent upgrades include updated shingles (2021), a brand new front door (2025), and an updated front deck (2023), making this property as inviting outside as it is inside. Step into soaring vaulted ceilings and a bright open-concept main floor, where the kitchen was fully redone in 2019 with white cabinetry, quartz counters, updated lighting, and stainless steel appliances, including a new dishwasher (2024). Luxury vinyl plank flooring (2018) runs throughout, while the living room centres around a cozy gas fireplace with updated tile surround. Wainscoting in the dining room paired with an updated chandelier adds elegance, and from here you'll enjoy access to the dura deck with new railing (2021) and a fully fenced backyard designed for easy outdoor living. The main level is home to the primary suite with a three-piece ensuite and soaring ceilings that enhance the sense of space. Completing this floor is a beautifully renovated four-piece bathroom (2025), featuring new flooring, lighting, and vanity for a clean, modern feel. Above the garage are two additional bedrooms — an ideal setup for families, offering privacy and a quiet retreat for kids or guests. The fully finished basement is perfect for family living, with a spacious rec room featuring a shiplap fireplace, a fourth bedroom with ensuite, and laundry equipped with a new dryer (2024). Mechanical updates include a new hot water tank (2020), and the home comes equipped with central A/C for year-round comfort. The heated double garage offers two man doors, brand

new garage door openers (2025), and plenty of storage, while the driveway provides ample parking for two. Set across from the soccer field and splash park, and surrounded by wonderful neighbours, this home truly has it all. Schedule your private tour today.