

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

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	15
Zoning	R1

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.