

\$599,900 - 107 Williams Road, Fort McMurray

MLS® #A2245630

\$599,900

4 Bedroom, 4.00 Bathroom, 1,852 sqft
Residential on 0.13 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to a home where every detail has been thoughtfully upgraded, inside and out. This spacious and stylish 4-bedroom, 3.5-bath property offers modern living with room for the whole family, a layout built for comfort and functionality, and an extensive list of recent improvements that make it truly move-in ready.

Step inside and immediately feel the warmth and brightness of this home. Freshly painted throughout in 2022, the main and upper floors feature rich hardwood flooring – no carpet – and a clean, airy aesthetic. The kitchen is a dream for both everyday living and entertaining, with a brand-new sink and island added in 2025, sleek appliances installed in 2023, and a new gas range installed to an upgraded natural gas line. The open-concept design flows seamlessly into the dining and living areas, anchored by a cozy gas fireplace and flooded with natural light. The true showstopper is the bonus room. This stunning space is unlike anything else – incredibly spacious, lined with oversized windows, and featuring vaulted ceilings that make the room feel open, grand, and full of possibility.

Whether you envision it as a second living area, theatre room, play space, or an executive-style home office, it's a space that adapts to your lifestyle with style and comfort. A ceiling fan was added in 2025 for improved airflow year-round. Upstairs, you'll also find three generously sized bedrooms, including a serene primary retreat with a 4-piece ensuite and jetted tub. In 2024,



new glass was installed in both the bonus room’s feature window and the northeast-facing window in the primary bedroom, enhancing the home’s energy efficiency and overall polish. The fully developed basement continues the home’s thoughtful upgrades, with a new drop ceiling, and fresh paint. Plumbing for an additional washer was also added, making the space even more flexible. Ample storage space throughout ensures everything has a place. Step outside to your private, fully fenced backyard, where new gates were installed in 2024. Low-maintenance composite blocks were added in 2025, running alongside the attached garage and leading to a second garage - yes, you heard that right—a second garage. This detached garage is the ultimate bonus, offering endless possibilities for a workshop, storage, or dedicated workspace. Ideal for families with multiple vehicles, hobbies, or just in need of extra space. This property is packed with major updates: a 50-gallon hot water heater and water softener installed in 2022, new gas heaters in both garages in 2023, a brand-new deck with a natural gas BBQ hookup added in 2023, and a new shingles on the main house in 2024. Central air conditioning was installed in July 2025. This home is the full package: freshly updated, incredibly spacious, and filled with natural light. The standout bonus room, two garages, and long list of recent improvements make this a truly unique opportunity — one that’s ready for you to simply move in and enjoy.

Built in 2004

Essential Information

MLS® #	A2245630
Price	\$599,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,852
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	107 Williams Road
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5L9

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Single Garage Detached
# of Garages	6

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Jetted Tub
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage
-------------------	---

Lot Description	Back Yard, Front Yard, Landscaped, Private, See Remarks
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

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.