

\$399,000 - 180 Webb Drive, Fort McMurray

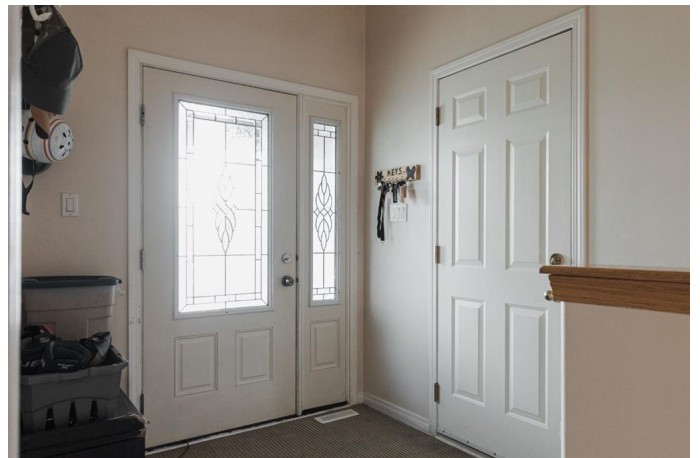
MLS® #A2209458

\$399,000

5 Bedroom, 3.00 Bathroom, 1,153 sqft
Residential on 0.11 Acres

Wood Buffalo, Fort McMurray, Alberta

This charming and quaint bungalow is nestled in the heart of the sought-after Wood Buffalo community. Boasting a prime CORNER LOT location, complete with an updated exterior and adorned with a stamped front driveway. As you step inside, be greeted by an abundance of natural light through vaulted ceilings. With its seamless flow, the main floor features garden doors that open to a screened-in back porch – the perfect spot for morning coffees or evening gatherings. Discover three generously sized bedrooms, alongside the convenience of main floor laundry and 1.5 bathrooms. But wait, there's more! Venture downstairs to unveil a great living space, equipped with a GUEST SUITE boasting its very own kitchenette, two spacious bedrooms, separate laundry, full bathroom, and natural gas fireplace – ideal for cozy nights in. But that's not all – revel in the peace of mind knowing that the ROOF, SIDING, AND INSULATION, were all updated, topped off with the cherry on the cake: central A/C! This home isn't just a house; it's a lifestyle waiting to be embraced. Whether you're a growing family seeking space to flourish or an investor eager to build equity, the affordability of this gem makes it a rare find. Bid farewell to renting and usher in a new era of homeownership today! Call today for a personal tour! All this is located in the Wood Buffalo area, an ideal neighbourhood for families looking for a peaceful and well-maintained community. With its



abundance of parks, green spaces, and walking trails, residents can enjoy the outdoors and stay active. The water spray park in the centre of the neighbourhood is a popular spot during the summer months where families can gather for picnics and parties while children have a blast playing in the water. But that's not all that Wood Buffalo has to offer. Golf enthusiasts will love the Fort McMurray Golf Club, situated along the Athabasca River. It's no wonder that it's a top choice for homebuyers who want to live in a family-friendly community that offers the best of both worlds. Call now for your personal tour.

Built in 2000

Essential Information

MLS® #	A2209458
Price	\$399,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	180 Webb Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5H2

Amenities

Parking Spaces	4
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Standard Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	11
Zoning	R1

Listing Details

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

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.