

\$569,900 - 145 Webb Drive, Fort McMurray

MLS® #A2220014

\$569,900

4 Bedroom, 2.00 Bathroom, 1,310 sqft
Residential on 0.11 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 145 Webb Drive, a beautiful and well-maintained home located in the heart of the family-friendly Wood Buffalo neighborhood in Fort McMurray. This is the perfect place to call home, with trails, the Fort McMurray Golf Club, multiple playgrounds, and a large splash park just steps away—ideal for families looking to enjoy the outdoors. Schools and shopping are conveniently close, adding to the appeal of this wonderful location.

This charming 4-bedroom, 2-bathroom home features a warm, farmhouse-inspired style with custom touches throughout. The main floor offers a bright and functional living space with 2 bedrooms including a massive Primary Suite that boasts gorgeous custom farmhouse barn style doors, double closets, access to the 4 piece bath and a view of the manicured backyard. The fully developed basement includes two massive bedrooms, one of which serves as a secondary primary suite complete with an attached ensuite bath. The basement also features ample storage space under the stairs and a spacious laundry and utility room, making it both practical and welcoming.

The home has seen a number of important updates over the years, including new siding, shingles, and select windows in 2017. The hot water tank is approximately 3 months old, and the home also boasts stainless steel appliances, updated light fixtures, luxury vinyl plank flooring, and fresh paint throughout,



making it move-in ready and in pristine condition. Let's not forget about the comfort of central A\C and a heated garage.

Outside, the property features an oversized double driveway and a heated double garage with pull-down attic stairs for additional storage. The backyard is a great size and can be accessed either from the side gates or through the dining area, which leads to a pressure-treated deck—perfect for entertaining or relaxing. There's even a fire pit and convenient under-deck storage with doors on both sides. An apple tree and cherry tree can be well enjoyed as well during the summer months.

With its combination of comfort, style, and location, 145 Webb Drive is the ideal place to settle down and enjoy everything this vibrant community has to offer.

Built in 2001

Essential Information

MLS® #	A2220014
Price	\$569,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,310
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	145 Webb Drive
Subdivision	Wood Buffalo

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5H3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2025
Days on Market	70
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.