

**145 Webb Drive
Fort McMurray, Alberta**

MLS # A2220014



\$579,900

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,310 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: None

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.P