

\$749,900 - 104 Webb Drive, Fort McMurray

MLS® #A2231626

\$749,900

4 Bedroom, 4.00 Bathroom, 2,133 sqft

Residential on 0.23 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 104 Webb Drive: Located in the highly sought-after neighbourhood of Wood Buffalo. Just minutes from scenic walking trails, the Fort McMurray Golf Club, shopping, schools, public transit, and more, this 2017-built home by renowned builder ROCHELLE HOMES sits on a massive 10,000+ sqft lot with fantastic CURB APPEAL!

Step inside to a bright, spacious FOYER. The main floor features a convenient 2-piece bathroom, a large and sunny living room with a cozy WOOD-BURNING FIREPLACE finished in STONE VENEER, and a beautifully designed KITCHEN with a BIG ISLAND that doubles as a BREAKFAST BAR, perfect for adding 3-4 bar stools. You'll also enjoy QUARTZ COUNTERTOPS, CEILING-HIGH CABINETS, a WALK-THROUGH PANTRY, CUSTOM RANGE HOOD, and STAINLESS STEEL APPLIANCES. You'll also find a roomy MUDROOM and a large STORAGE AREA to help keep things organized.

Upstairs offers a bright LAUNDRY ROOM, a 4-pc bath, and TWO generously sized bedrooms. The primary bedroom is EXTRA spacious and includes a LUXURIOUS ENSUITE with a DOUBLE VANITY, a FREE-STANDING TUB, and a HUGE WALK-IN CLOSET. Both the MAIN and UPPER FLOORS feature ENGINEERED HARDWOOD and NEUTRAL-TONED TILE FLOORING throughout.



The FULLY FINISHED BASEMENT has a SEPARATE ENTRANCE and gives off a warm, rustic vibe. It includes a large REC ROOM WITH BUILT-IN SPEAKERS, TALL CEILINGS, a WET BAR, a 4-pc bath and a large bedroom with TWO WALK-IN CLOSETS. The 25X23 GARAGE is HEATED, FINISHED, and includes a FLOOR DRAIN.

Outside, the backyard is FULLY FENCED with tons of space for KIDS, PETS, TOYS, and ENTERTAINING. There's a SHED that stays with the home, a GARDEN BOX, APPLE AND PEAR TREES, and room for a FIREPIT or PATIO SETUP. The COMPOSITE DECK includes a BBQ GAS HOOKUP, perfect for summer get-togethers.

Additional features include CENTRAL A/C and CENTRAL VACUUM. Don't miss out on this beautiful FAMILY HOME built by one of the most trusted builders, with space, style, and a great location! Call now!

Built in 2017

Essential Information

MLS® #	A2231626
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,133
Acres	0.23
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	104 Webb Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5H3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Off Street, Parking Pad, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Breakfast Bar, Chandelier, Closet Organizers, Vinyl Windows, Recessed Lighting, Separate Entrance, Sump Pump(s), Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Fire Pit, Storage
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Private, Backs on to Park/Green Space, Cleared, Fruit Trees/Shrub(s), Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	4
Zoning	R2

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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