



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 WILSON Bay, Fort McMurray T9H 5R4**

MLS® #: **A2094792**

Area: **Wood Buffalo**

Listing Date: **11/22/23**

List Price: **\$674,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **7,353 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,243**  
Low Sqft:  
Ttl Sqft: **2,243**

DOM

**168**  
Layout  
Beds: **5 (3 2 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Greenbelt,No Neighbours Behind,Landscaped,Street Lighting,Pie Shaped Lot,Views  
Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

Construction: **Concrete,Vinyl Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Central Vacuum,Closet Organizers,High Ceilings,Jetted Tub,Laminate Counters,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 5`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 10`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`11" x 9`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 8`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Breakfast Nook</b>	<b>Main</b>	<b>8`11" x 14`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`11" x 15`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`2" x 6`2"</b>
<b>Office</b>	<b>Main</b>	<b>11`1" x 8`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`9" x 9`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 11`4"</b>

Loft  
3pc Bathroom  
Bedroom  
Living Room

Upper  
Basement  
Basement  
Basement

13`2" x 12`6"  
9`5" x 7`3"  
15`2" x 13`11"  
20`8" x 15`3"

Bedroom - Primary  
3pc Ensuite bath  
Kitchenette  
Bedroom

Upper  
Basement  
Basement  
Basement

14`8" x 12`6"  
6`4" x 7`3"  
5`5" x 9`10"  
11`6" x 20`11"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

0425943

Zoning:  
R1

Remarks

Pub Rmks:

Greenbelt, 2243 SF Fully Developed Home in a quiet, family friendly cul-de-sac in Wood Buffalo on a 7353 Pie Shaped Lot! Throughout each floor, the vaulted ceilings & strategically placed windows capture the beauty of uninterrupted forest views. No shortage of family space between the two living rooms on the main floor, 2 dining spaces, an office, 5 bedrooms, 4 full bathroom and one half bathroom. Vaulted Ceilings with in skylight windows the cozy living room to soak in the serene views of the greenbelt, with a semi open concept to the dining room and kitchen, which features custom maple cabinetry, built in stainless steel appliances, corner sink with greenbelt views while doing dishes and ample counter space. Upstairs, you will be pleased to find a master bedroom with ensuite (hello jetted tub) and walk-in closet with built in shelving, two sizeable bedrooms, a full bathroom and even a reading nook! The walkout basement features a wet bar, recreational space, 2 bedrooms, 2 full bathrooms, secondary laundry hookups and direct access to the fully landscaped and fenced yard. Call to book your viewings today!

Inclusions:

Refrigerator (x2), Dishwasher, Microwave (x2), Built-In Wall Oven, Stove Top, Hood Range, Washer, Dryer, All Existing Window Coverings, Curtain Rods, All TV Mounts

Property Listed By:

EXP REALTY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800

















