



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**

Finished Floor Area
Abv Sqft: **2,243**
Low Sqft:
Ttl Sqft: **2,243**

Lot Information

Lot Sz Ar: **7,353 sqft**
Lot Shape:

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: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Greenbelt,No Neighbours Behind,Landscaped,Street Lighting,Pie Shaped Lot,Views**

Park Feat: **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>
2pc Bathroom	Main	5`10" x 5`4"
Dining Room	Main	13`10" x 10`2"
Kitchen	Main	12`9" x 10`5"
Living Room	Main	12`6" x 13`3"
4pc Bathroom	Upper	5`11" x 9`3"
Bedroom	Upper	11`2" x 8`10"

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

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

Legal/Tax/Financial

Upper
Basement
Basement
Basement

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

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









