



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**97 WILSON Drive #7, Fort McMurray T9H 0A3**

MLS® #: **A2139597**

Area: **Wood Buffalo**

Listing Date: **06/07/24**

List Price: **\$289,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Fort McMurray**  
Year Built: **2006**

Finished Floor Area  
Abv Sqft: **1,592**  
Low Sqft:  
Ttl Sqft: **1,592**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**101**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Few Trees**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Washer/Dryer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7' 7" x 12' 2"	Living Room	Second	20' 2" x 13' 10"
2pc Bathroom	Third	7' 4" x 7' 5"	Kitchen	Third	15' 7" x 10' 8"
4pc Bathroom	Level 4	7' 5" x 7' 2"	Bedroom	Level 4	12' 0" x 12' 1"
4pc Ensuite bath	Level 4	6' 8" x 11' 3"	Bedroom - Primary	Level 5	13' 0" x 15' 3"
Walk-In Closet	Level 5	8' 4" x 5' 10"	3pc Bathroom	Basement	6' 9" x 7' 0"
Bedroom	Basement	12' 10" x 10' 1"			

Legal/Tax/Financial

Condo Fee: <b>\$514</b>	Title: <b>Fee Simple</b>	Zoning: <b>R3</b>
	Fee Freq: <b>Monthly</b>	
Legal Desc:	<b>0620508</b>	

Remarks

Pub Rmks: **Freshly Painted! Move In READY! This 1592 sqft, 3 bed, 4 bath, 3 storey townhome is located in the beautiful and established community of Wood Buffalo. Enjoy feature walls, neutral colour tones and a great open concept floor plan. Thoughtfully designed, this townhome offers a welcoming and spacious entryway. The open concept second level is complete with newly installed carpet flooring, feature wall, high ceilings and a corner gas fireplace with newly installed tile surround! Head up another level where you will find a 2 PC bathroom, large windows that allow plenty of natural light and a functional kitchen/dining area. The kitchen is finished with white cabinetry with black hardware, laminate countertops, stainless steel appliances and a spacious eat-up breakfast bar. Head up a few more steps where you find a beautiful bedroom with vaulted ceiling, large windows and 4 piece en-suite bath. The spacious primary bedroom sits on the top level and offers a 4 piece ensuite bath with jetted tub, stand up shower and a large walk in closet. The fully developed basement offers a 3rd bedroom and a 3 piece bathroom. There is a single attached garage that leads out to another single parking spot in the driveway. This property is walking distance to a park and the extensive trail system, and only minutes to schools, shopping, restaurants and all the convenient amenities located in Wood Buffalo and surrounding neighbourhoods. Condo fees include exterior maintenance, snow removal, reserve fund contribution, exterior insurance and trash removal. Call now to schedule your private viewing!**

Inclusions: **Fridge, Stove, Dishwasher, washer, dryer, microwave, central a/c, garage remote.**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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