



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**97 WILSON Drive #54, Fort McMurray T9H 0A3**

MLS® #: **A2158082**

Area: **Wood Buffalo**

Listing Date: **08/15/24**

List Price: **\$309,900**

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: **1,640**  
Low Sqft:  
Ttl Sqft: **1,640**

DOM

**34**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Exhaust Fan**  
Sewer:  
Ext Feat: **Lighting,Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,Laminate Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	12`5" x 7`8"
2pc Bathroom	Second	7`6" x 7`7"
Kitchen	Second	10`6" x 12`5"
Bedroom - Primary	Third	14`6" x 15`3"
Bedroom	Level 4	11`3" x 9`7"
Storage	Basement	13`8" x 22`10"

Room	Level	Dimensions
Living Room	Main	14`11" x 23`3"
Dining Room	Second	10`9" x 12`2"
4pc Ensuite bath	Third	7`3" x 7`5"
4pc Bathroom	Level 4	5`0" x 8`4"
Bedroom	Level 4	15`6" x 10`4"

Legal/Tax/Financial

Condo Fee:  
\$514

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0620508**

Remarks

Pub Rmks: **Discover this beautifully upgraded end-unit townhouse in the sought-after community of Wood Buffalo. With recent enhancements totaling \$30K, including luxurious new vinyl plank flooring and fresh paint, this home is move-in ready and designed for both style and comfort. Offering 3 bedrooms, 2.5 bathrooms, and a spacious layout, this property is perfect for families and professionals alike. The bright living room is a welcoming space featuring a cozy natural gas fireplace for those chilly winter nights and easy access to a large deck overlooking a quiet street. The absence of rear neighbors provides added privacy and picturesque sunset views from your deck. The second floor is flooded with natural light, thanks to large windows in the kitchen and dining areas. The kitchen features ample oak cabinetry, an eat-up island, and a generously sized dining area, perfect for family gatherings. The master suite enjoys its own private floor, a walk-in closet, and a well-appointed 4-piece ensuite. Two more bedrooms with high ceilings and a full bathroom complete the upper level. The unfinished basement is ready for your personal touch and includes a laundry area and additional storage. Central air conditioning keeps the home cool in the summer, while the attached 12x19 single garage offers plenty of parking and storage. Situated close to the Fort McMurray Golf Course, Water Park, public transit, and scenic walking trails, this home blends convenience and comfort in an ideal location. The well-maintained complex ensures stress-free living with condo fees of \$513.52/month covering building insurance, snow removal, garbage disposal, professional management, and reserve fund contributions. Explore the virtual tour today and schedule your in-person viewing to see all this upgraded home has to offer!**

Inclusions: **NA**  
Property Listed By: **EXP REALTY**

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