



THE
A-TEAM

**RE/MAX
FIRST**

98 WILSON Drive #30, Fort McMurray T9H 0A1

MLS®#: **A2162457** Area: **Wood Buffalo** Listing Date: **09/03/24** List Price: **\$249,900**
 Status: **Pending** County: **Wood Buffalo** Change: **-\$20k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **2,131 sqft**
 Lot Shape:

DOM

15
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **5 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped,See Remarks**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Laminate,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Balcony,Playground,Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Central Vacuum,Closet Organizers,High Ceilings,Jetted Tub,See Remarks,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7' 5" x 7' 3"	Dining Room	Main	12' 4" x 7' 2"
Kitchen	Main	20' 2" x 13' 10"	Living Room	Second	20' 2" x 15' 2"
4pc Ensuite bath	Third	7' 6" x 7' 3"	Bedroom	Third	12' 1" x 14' 3"
4pc Ensuite bath	Level 4	6' 10" x 11' 0"	Bedroom - Primary	Level 4	13' 0" x 15' 2"
Walk-In Closet	Level 4	8' 5" x 5' 6"	3pc Bathroom	Basement	7' 8" x 4' 8"
Bedroom	Basement	11' 2" x 9' 10"	Furnace/Utility Room	Basement	3' 5" x 5' 10"
Foyer	Lower	7' 7" x 12' 0"			

Condo Fee:
\$400

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0720372**

Remarks

Pub Rmks: ****Executive Living in Wood Buffalo Townhome** Discover the epitome of luxury in this stunning Wood Buffalo townhome. Step onto gleaming hardwood floors and into a spacious main floor that boasts high ceilings, large windows, and a cozy fireplace—perfect for those chilly evenings. Garden doors open to a serene outdoor deck perfect for entertaining guests and BBQ. The kitchen level is a chef's dream, featuring an abundance of cabinets, a large center island, and top-of-the-line LG black stainless appliances. Enjoy meals in the well-lit, spacious dining area and two-piece bathroom. Ascend to the third level to find a bedroom with soaring vaulted ceilings, a huge window and a full four-piece bath. The top level is your private retreat—a master suite complete with a large walk-in closet, vaulted ceilings, a luxurious jetted tub, and a separate stand-up shower. This home is packed with added features including central air conditioning, custom window coverings, central vacuum with attachments, and a lovely single-car garage with custom shelving—perfect for keeping your car warm during those cold winter months. Recent improvements include a newer hot water tank, a new motor in a well-maintained furnace, a water softener and a new washer and dryer. Make your home in Wood Buffalo a quiet, well-manicured, and family-oriented neighbourhood where pride of ownership is evident, this community has so much to offer. Residents enjoy the many beautiful parks, green spaces and walking trails. The water spray park located in the centre of the neighbourhood is abuzz with the sounds of children's laughter throughout the summer where families gather for picnics and parties. This community is the perfect retreat for home buyers who want it all and access to golf. Nestled along the banks of the Athabasca River is the Fort McMurray Golf Club. This 18-hole course provides championship tees and is perfect for all ages and handicaps. Experience executive living at its finest in Wood Buffalo. Don't miss this opportunity.**

Inclusions: **Black Stainless Steel fridge, stove, microwave, dishwasher, front loading washer and dryer, all window coverings, A/C, central vac and attachments, garage door opener and remote, garage shelving.**

Property Listed By: **COLDWELL BANKER UNITED**

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









