



THE
A-TEAM

**RE/MAX
FIRST**

97 WILSON Drive #10, Fort McMurray T9H 0A3

MLS® #: **A2163462**

Area: **Wood Buffalo**

Listing Date: **09/06/24**

List Price: **\$244,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 17-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,448**
Low Sqft:
Ttl Sqft: **1,448**

DOM

77
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, Storage, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`4" x 14`9"	Kitchen	Second	12`7" x 13`9"
Eat in Kitchen	Second	12`7" x 7`4"	2pc Bathroom	Second	7`5" x 7`3"
Bedroom	Third	12`4" x 12`2"	Bedroom - Primary	Level 4	13`1" x 15`4"
4pc Bathroom	Third	7`7" x 7`5"	4pc Ensuite bath	Level 4	6`8" x 11`4"

Legal/Tax/Financial

Condo Fee:
\$547

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

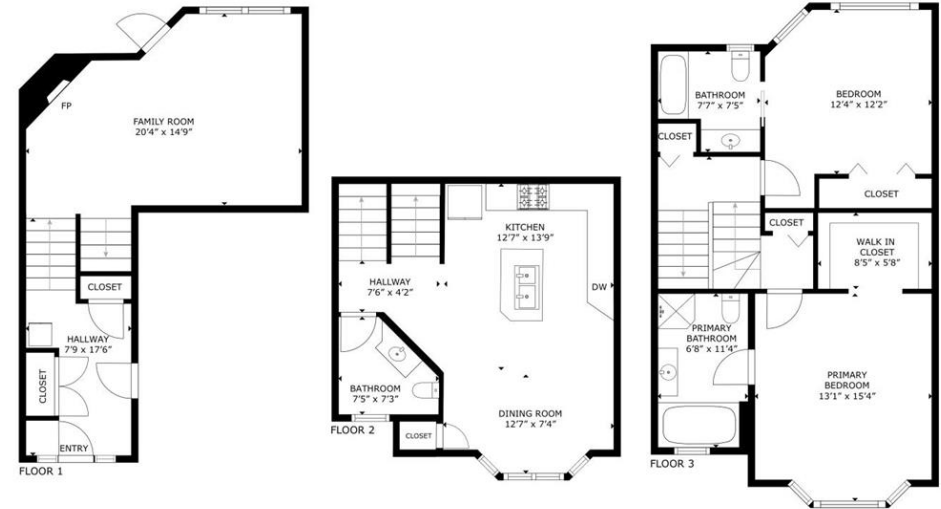
Legal Desc: **0620508**

Remarks

Pub Rmks: **Close to walking trails, golf course and water park is what you will find within walking distance to this great 2 bedroom , 3 bath townhouse in Wood Buffalo. Nestled in a quiet neighbourhood this condo will surprise you with all the space it has to offer. With newer flooring you will enjoy a spacious living area with a gas fire place. Patio doors off the living room will lead you to a private deck that backs onto the trees. Kitchen with an island and loads of counter space will sure please if you love to spend time cooking or baking. Eat in kitchen with bright windows that opens up to the front area. One of the 3 baths is 2 piece bath located just off the kitchen. Head upto the next level where you will find a bedroom with a 4 piece bath. Everyone has their privacy as the 2nd bedroom is on yet another floor with its own spa like bathroom with a huge soaker tub and stand up shower. The walk in closet is not short of space for those yearly shopping sprees. . Basement is undeveloped and awaiting your ideas. Tenant lease is up end of November. 24hr notice required**

Inclusions: **N/A**
Property Listed By: **3% REALTY FORT MCMURRAY**

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



GROSS INTERNAL AREA
FLOOR 1: 394 sq. ft. FLOOR 2: 390 sq. ft.
FLOOR 3: 664 sq. ft. TOTAL: 1,448 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.