



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**98 WILSON Drive #26, Fort McMurray T9H 0A1**

MLS® #: **A2166294**

Area: **Wood Buffalo**

Listing Date: **09/28/24**

List Price: **\$284,900**

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: **2007**

Lot Information

Lot Sz Ar: **2,131 sqft**  
Lot Shape:

Access:

Lot Feat:  
Park Feat:

**Landscaped**  
**Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, Single Garage Attached**

DOM

**24**

Layout

Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **4 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**  
Int Feat: **Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`6" x 7`10"	Living Room	Main	20`1" x 14`11"
2pc Bathroom	Second	7`8" x 7`5"	Dining Room	Second	12`2" x 7`2"
Kitchen	Second	12`7" x 13`8"	4pc Ensuite bath	Third	7`3" x 7`3"
Bedroom - Primary	Third	12`5" x 14`7"	4pc Bathroom	Level 4	8`5" x 5`0"
Bedroom	Level 4	9`5" x 11`3"	Bedroom	Level 4	10`5" x 15`4"
3pc Bathroom	Basement	6`7" x 5`9"	Game Room	Basement	16`3" x 13`7"
Furnace/Utility Room	Basement	3`1" x 8`8"			

Condo Fee:  
**\$400**

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

Zoning:  
**R3**

Legal Desc: **0720372**

Remarks

Pub Rmks: **Welcome to 26-98 Wilson Drive: This bright, turnkey end unit offers extensive living space with a low-maintenance lifestyle, featuring four bedrooms and four bathrooms. With parking for two, central A/C, and a sunny back deck, this fully developed townhome is ideal for those seeking comfort and convenience. Located close to trails and the Fort McMurray Golf Club, you can enjoy outdoor activities without the hassle of exterior upkeep. The front driveway accommodates one vehicle, while the attached garage provides space for a second. Visitor parking is conveniently located right in front of the unit, making it easy for guests to visit. Upon entry, a spacious foyer connects to the attached garage. The next level features a large living room with soaring high ceilings and a cozy gas fireplace, perfect for relaxing or entertaining. Step out onto the back deck to soak up the sun in your private outdoor space. The second level hosts a spacious eat-in kitchen, complete with white cabinets, an island, pantry, and ample space for a large dining table. A convenient two-piece bathroom is also located on this floor for guests. The third level is dedicated to the private primary suite, offering a large closet and a four-piece ensuite bathroom. The top floor is ideal for family living, featuring two additional bedrooms and a four-piece bathroom, making it perfect for children or guests. The lower level of this home is fully developed and can serve as a fourth bedroom with its own three-piece ensuite, or as a home office or additional living area. The laundry and utilities are also located on this level for added convenience. Set in a beautifully landscaped complex with mature trees, this home is just a stone's throw away from a playground and splash park. Don't miss out—schedule a private tour of this stunning townhome today.**

Inclusions: **N/A**  
 Property Listed By: **The Agency North Central Alberta**

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









