



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**97 WILSON Drive #23, Fort McMurray T9H 0A3**

MLS®#: **A2185415**

Area: **Wood Buffalo**

Listing Date: **01/08/25**

List Price: **\$314,900**

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: **1,584**  
Low Sqft:  
Ttl Sqft: **1,584**

DOM

**12**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **5 Level Split**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:  
Park Feat: **Standard Shaped Lot  
Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Parking Pad,Shared Driveway,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Lower	7`7" x 12`8"
2pc Bathroom	Second	7`2" x 7`4"
Kitchen	Second	16`1" x 14`5"
4pc Bathroom	Third	7`2" x 7`2"
5pc Ensuite bath	Level 4	6`7" x 11`0"
Walk-In Closet	Level 4	8`3" x 5`10"

Room	Level	Dimensions
Living Room	Main	20`1" x 14`6"
Dining Room	Second	12`5" x 7`2"
Storage	Second	2`5" x 2`1"
Bedroom	Third	12`0" x 14`3"
Bedroom - Primary	Level 4	12`9" x 15`4"
3pc Bathroom	Basement	7`6" x 5`11"

<b>Bedroom</b>	<b>Basement</b>	<b>11`8" x 11`2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>3`0" x 7`8"</b>
			Legal/Tax/Financial		

Condo Fee: <b>\$510</b>	Title: <b>Fee Simple</b>	Zoning: <b>R3</b>
Legal Desc:	<b>0620508</b>	<b>Monthly</b>

Remarks

Pub Rmks: **Welcome to 23-97 Wilson Drive, a beautifully updated townhome nestled in the desirable community of Wood Buffalo. With its modern farmhouse aesthetic, this home offers modern, low-maintenance living just steps from the Fort McMurray Golf Club—home to the best restaurant patio in town and is surrounded by serene greenery; this turn-key property is ready for you to move in and enjoy. Step inside and immediately feel at home with new luxury vinyl plank flooring, fresh paint, and an updated light fixture that set the stage for the warm, inviting atmosphere throughout. The entry-level features a fully developed space that can serve as a third bedroom, guest suite, or an additional living area, complete with a three-piece bathroom for added convenience. A few steps up, the main living room welcomes you with soaring high ceilings, abundant natural light, and a cozy gas fireplace. The freshly updated flooring and paint continue here as well as throughout the entirety of the home, complemented by a built-in natural wood TV console that ties in beautifully with the outdoor view. From here, step out onto the back deck and enjoy the peaceful, tree-lined setting—perfect for relaxing or entertaining. The next level hosts the kitchen and dining area, where modern updates truly shine. The kitchen features beautifully refreshed green cabinetry, butcher block countertops, new hardware, stainless steel appliances and updated lighting. This space balances style and functionality, offering plenty of room for meal prep and entertaining. The adjacent dining area is bright and spacious, with oversized windows that flood the space with natural light. Completing this level is a chic two-piece bathroom, featuring a floating vanity, arched mirror, and a floating natural wood shelf that ties into the cohesive design. Upstairs, you'll find a generously sized bedroom with vaulted ceilings and an updated four-piece bathroom. The top floor is dedicated to the primary retreat, offering a spacious bedroom, a walk-in closet, and a five-piece ensuite complete with a dual vanity, a large jetted soaker tub, and modern finishes that elevate the space. Additional updates include a brand-new hot water tank (2024), a new thermostat, and low condo fees that take care of grounds maintenance, allowing you to focus on enjoying your home. With a private attached garage and a front driveway this property offers the perfect blend of style, comfort, and convenience. Schedule your private tour today and experience the charm of 23-97 Wilson Drive for yourself.**

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**













