



THE
A-TEAM

**RE/MAX
FIRST**

97 WILSON Drive #58, Fort McMurray T9H 0A3

MLS® #: **A2186147** Area: **Wood Buffalo** Listing **01/09/25** List Price: **\$295,000**
 Status: **Active** County: **Wood Buffalo** Date: Change: **-\$5k, 19-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,461**
 Low Sqft:
 Ttl Sqft: **1,461**

DOM
82
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **5 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Backs on to Park/Green Space, Few Trees, Front Yard Parking Pad, Single Garage Attached

Utilities and Features

Roof: **Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Laminate, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Courtyard, Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Kitchen Island, Pantry, Storage, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	15`2" x 14`6"	4pc Ensuite bath	Third	
Bedroom	Level 4	10`1" x 13`9"	Bedroom	Level 4	9`7" x 11`6"
Living Room	Second	23`2" x 28`11"	Eat in Kitchen	Third	19`11" x 21`5"
4pc Bathroom	Level 4		Bedroom	Basement	10`11" x 13`5"
2pc Bathroom	Third				

Legal/Tax/Financial

Condo Fee:
\$526

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0620508**

Remarks

Pub Rmks: **Located in a quiet neighbourhood and Move in Ready! 58-97 Wilson Drive offers four bedrooms with THREE bedrooms up and one in the basement with a large window. This multi-level property allows for privacy and cohesive flow. You will be pleasantly surprised when you walk in the main level to find a large entrance with a double coat closet. Upstairs is a large living room with lots of natural sunlight and a gas fire place. A garden door leads to the deck backing on to green space, the perfect place to enjoy an evening of barbecuing and relaxation. The eat-in kitchen offers lots of storage and ample counter space. Also located on this level is the 2 piece bathroom. The next level brings you to your primary bedroom oasis with 4 piece en-suite and two closets! Tucked away on the top level are two more bedrooms and a 4 piece bathroom. The basement is partially finished with a 4th bedroom. There is tons of storage and laundry space. Not only does this property offer front driveway parking, it has a single attached garage! BRAND NEW STAINLESS STEEL APPLIANCES HAVE BEEN INSTALLED since photos were taken.**

Inclusions:
Property Listed By: **People 1st Realty**

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







