



THE
A-TEAM

**RE/MAX
FIRST**

97 WILSON Drive #58, Fort McMurray T9H 0A3

MLS®#: **A2186147**

Area: **Wood Buffalo**

Listing Date: **01/09/25**

List Price: **\$300,000**

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: **1,461**
Low Sqft:
Ttl Sqft: **1,461**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **5 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Playground**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Vinyl**
Water Source:
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 |
|--------------------------|----------------|-----------------------|
| Bedroom - Primary | Third | 15`2" x 14`6" |
| Bedroom | Level 4 | 10`1" x 13`9" |
| Living Room | Second | 23`2" x 28`11" |
| 4pc Bathroom | Level 4 | |
| 2pc Bathroom | Third | |

| Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|
| 4pc Ensuite bath | Third | |
| Bedroom | Level 4 | 9`7" x 11`6" |
| Eat in Kitchen | Third | 19`11" x 21`5" |
| Bedroom | Basement | 10`11" x 13`5" |

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!**

Inclusions: **Fridge, Stove, Dishwasher, microwave, washer, dryer, central air, blinds**

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

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







