

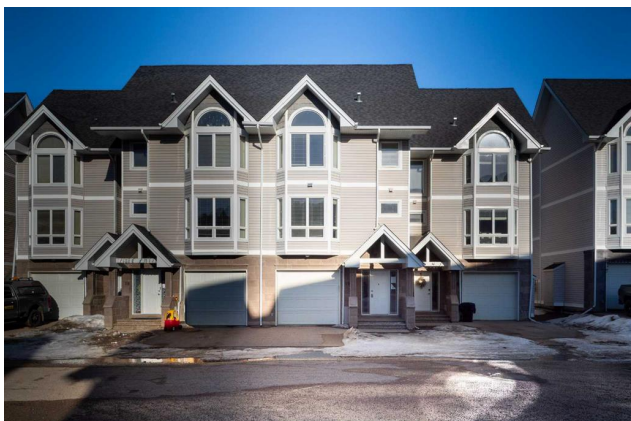


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**97 WILSON Drive #19, Fort McMurray T9H 0A3**

MLS® #: **A2210427**      Area: **Wood Buffalo**      Listing Date: **04/11/25**      List Price: **\$239,900**  
 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**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Street Lighting**  
 Park Feat: **Driveway,Off Street,Single Garage Attached**

DOM

**8**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **3 (or more) Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Playground**

Construction: **Mixed**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **R3**  
 Fee Freq: **Monthly**  
 Legal Desc: **0620508**

Remarks

Pub Rmks: **Welcome to 19-97 Wilson Drive, a distinctive 1,574 sq ft, 5-level townhome that offers exceptional space, functionality, and style. Brimming with natural light and packed with potential, this unique 2-bedroom, 2.5-bath residence is perfect for those seeking comfort and character. The home features an inviting layout with a rec room on the lower level and a dedicated laundry room for added convenience. A single attached garage with front driveway offers practical parking solutions, while a large front porch with coat closet creates a warm welcome. Upstairs, you'll find two generously sized bedrooms, each with high ceilings and their own private ensuite. The primary bedroom occupies the top floor and boasts a massive walk-in closet, along with a luxurious ensuite featuring a jetted soaker tub and separate stand-up shower. This home is ready for your personal touch - it's priced to sell don't miss the opportunity to make it your own! \*\* Buyer to verify condo fee.**

Inclusions: **None - AS IS WHERE IS**  
Property Listed By: **COLDWELL BANKER UNITED**

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





