



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2210427**

Area: **Wood Buffalo**

Listing Date: **04/11/25**

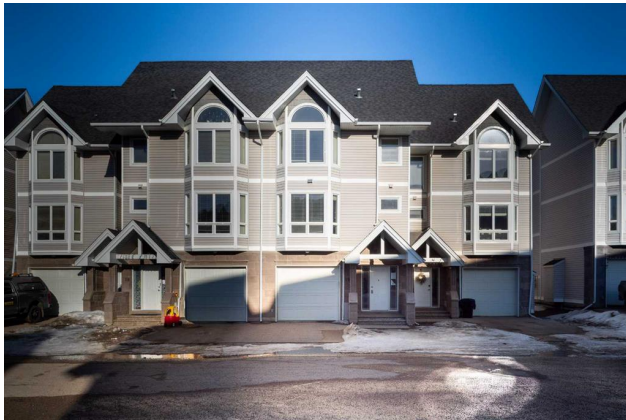
List Price: **\$234,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Fort McMurray**

Year Built:

**2006**

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

**1,574**

Low Sqft:

Ttl Sqft:

**1,574**

Lot Shape:

DOM

**50**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**3 (or more) Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Street Lighting**

**Driveway,Off Street,Single Garage Attached**

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
<b>Foyer</b>	<b>Main</b>	<b>7`3" x 11`9"</b>	<b>Game Room</b>	<b>Basement</b>	<b>15`9" x 12`10"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`1" x 16`3"</b>	<b>Living Room</b>	<b>Second</b>	<b>19`11" x 13`6"</b>
<b>Kitchen</b>	<b>Third</b>	<b>12`3" x 10`10"</b>	<b>Dinette</b>	<b>Third</b>	<b>12`3" x 10`9"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>12`3" x 13`5"</b>	<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>7`3" x 7`0"</b>
<b>Bedroom - Primary</b>	<b>Level 5</b>	<b>12`4" x 15`7"</b>	<b>4pc Ensuite bath</b>	<b>Level 5</b>	<b>7`3" x 11`5"</b>

Legal/Tax/Financial

Zoning:  
**R3**

Remarks

Pub Rmks:	<b>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.</b>
Inclusions:	<b>None - AS IS WHERE IS</b>
Property Listed By:	<b>COLDWELL BANKER UNITED</b>

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

