



THE
A-TEAM

**RE/MAX
FIRST**

98 WILSON Drive #26, Fort McMurray T9H 0A1

MLS® #: **A2213160**

Area: **Wood Buffalo**

Listing Date: **04/19/25**

List Price: **\$284,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 21-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2007**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,599**
Low Sqft:
Ttl Sqft: **1,599**

DOM

79

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat:

Park Feat:

Landscaped

Concrete Driveway,Front Drive,Garage Faces Front,Single Garage Attached

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Built-in Features,Kitchen Island,Laminate Counters,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`1" x 14`11"
Dining Room	Second	7`2" x 12`2"
Bedroom - Primary	Third	14`7" x 12`5"
Bedroom	Level 4	9`5" x 11`3"
4pc Bathroom	Level 4	8`5" x 5`0"
3pc Bathroom	Basement	5`9" x 6`7"

Room	Level	Dimensions
Kitchen	Second	13`8" x 12`7"
2pc Bathroom	Second	7`5" x 7`8"
4pc Ensuite bath	Third	7`3" x 7`3"
Bedroom	Level 4	10`5" x 15`4"
Game Room	Basement	13`7" x 16`3"
Furnace/Utility Room	Basement	8`8" x 3`1"

Legal/Tax/Financial

Condo Fee:
\$400

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0720372**

Remarks

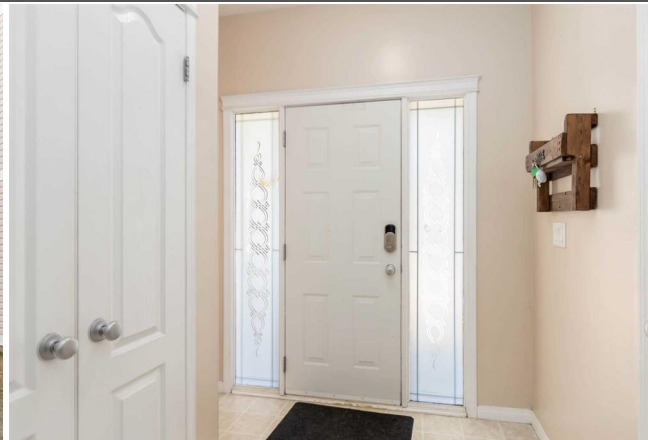
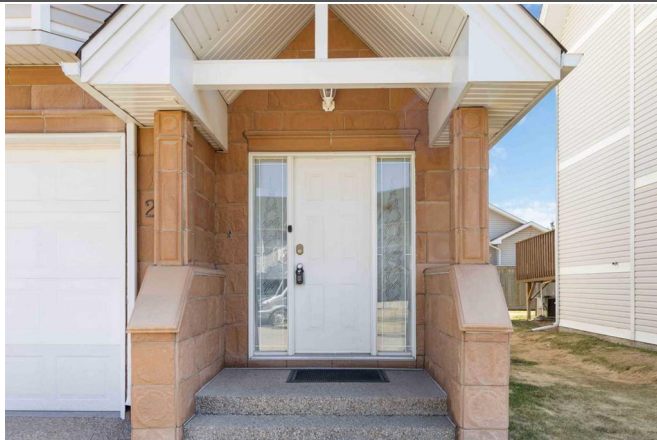
Pub Rmks:

Welcome to 98 Wilson Drive #26, a beautifully maintained end-unit townhome blending style, space, and convenience. With three bedrooms, four bathrooms, and a fully developed layout, this turnkey property offers a low-maintenance lifestyle without compromising comfort. Located near scenic trails and the Fort McMurray Golf Club, this home is perfect for those who love outdoor recreation. It features parking for two, with a private driveway and an attached garage, plus visitor parking right out front for added ease. Step inside to a spacious foyer with direct garage access. The main living area boasts soaring ceilings, natural light, and a cozy gas fireplace, leading to a private back deck ideal for relaxing or dining outdoors. The second level showcases a bright eat-in kitchen with white cabinetry, an island, pantry, and room for a large dining table. A convenient two-piece powder room completes the floor. The third level is dedicated to the serene primary suite, offering a large closet and a four-piece ensuite. Two additional bedrooms and a full bathroom occupy the top floor, perfect for family or guests. The fully finished basement provides a versatile space, ideal as a fourth bedroom with its own ensuite, home office, or additional living area. Laundry and utilities are also conveniently located here. Surrounded by mature trees and lush landscaping, this sophisticated home is part of a beautifully maintained complex near a playground and splash park. If you're seeking the perfect mix of elegance, comfort, and location, call and schedule your private tour of 98 Wilson Drive #26 today.

Inclusions:
Property Listed By:

Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air Conditioner, and All Window Coverings.
ROYAL LEPAGE BENCHMARK

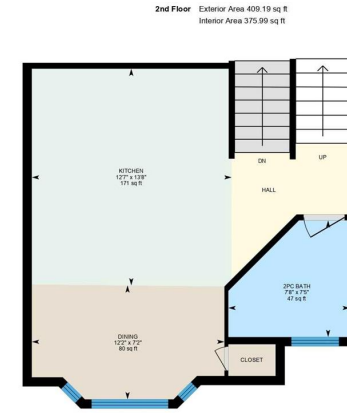
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





Main Floor Exterior Area 417.94 sq ft
Interior Area 383.53 sq ft
Excluded Area 257.28 sq ft



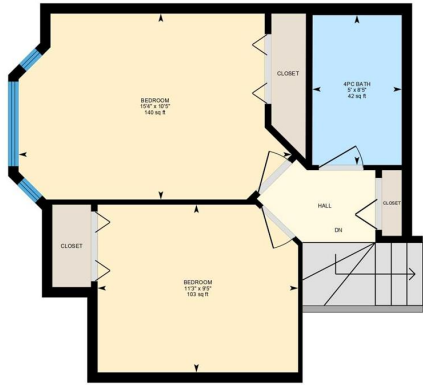


3rd Floor Exterior Area 316.02 sq ft
Interior Area 284.29 sq ft





4th Floor Exterior Area 426.00 sq ft
Interior Area 378.54 sq ft



Basement (Below Grade) Exterior Area 304.15 sq ft
Interior Area 261.48 sq ft

