



## 97 Wilson Drive Fort McMurray Alberta

\$309,900

Discover this beautifully upgraded end-unit townhouse in the sought-after community of Wood Buffalo. With recent enhancements totaling \$30K, including luxurious new vinyl plank flooring and fresh paint, this home is move-in ready and designed for both style and comfort. Offering 3 bedrooms, 2.5 bathrooms, and a spacious layout, this property is perfect for families and professionals alike. The bright living room is a welcoming space featuring a cozy natural gas fireplace for those chilly winter nights and easy access to a large deck overlooking a quiet street. The absence of rear neighbors provides added privacy and picturesque sunset views from your deck. The second floor is flooded with natural light, thanks to large windows in the kitchen and dining areas. The kitchen features ample oak cabinetry, an eat-up island, and a generously sized dining area, perfect for family gatherings. The master suite enjoys its own private floor, a walk-in closet, and a well-appointed 4-piece ensuite. Two more bedrooms with high ceilings and a full bathroom complete the upper level. The unfinished basement is ready for your personal touch and includes a laundry area and additional storage. Central air conditioning keeps the home cool in the summer, while the attached 12x19 single garage offers plenty of parking and storage. Situated close to the Fort McMurray Golf Course, Water Park, public transit, and scenic walking trails, this home blends convenience and comfort in an ideal location. The well-maintained complex ensures stress-free living with condo fees of \$513.52/month covering building insurance, snow removal, garbage disposal, professional management, and reserve fund contributions. Explore the virtual tour today and schedule your in-person viewing to see all this upgraded home has to offer! (id:6769)

2pc Bathroom 7.50 Ft x 7.58 Ft

Dining room 10.75 Ft x 12.17 Ft

Kitchen 10.50 Ft x 12.42 Ft

4pc Bathroom 7.25 Ft x 7.42 Ft

Primary Bedroom 14.50 Ft x 15.25 Ft

4pc Bathroom 5.00 Ft x 8.33 Ft

Bedroom 11.25 Ft x 9.58 Ft

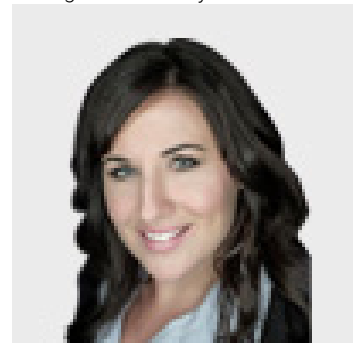
Bedroom 15.50 Ft x 10.33 Ft

Storage 13.67 Ft x 22.83 Ft

Foyer 12.42 Ft x 7.67 Ft

Living room 14.92 Ft x 23.25 Ft

Listing Presented By:



Originally Listed by:  
EXP REALTY

**RE/MAX**

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