

# \$300,000 - 23, 97 Wilson Drive, Fort McMurray

MLS® #A2185415

**\$300,000**

3 Bedroom, 4.00 Bathroom, 1,584 sqft  
Residential on 0.00 Acres

Wood Buffalo, Fort McMurray, Alberta

Welcome to 23-97 Wilson Drive, a beautifully updated townhome nestled in the desirable community of Wood Buffalo. With its modern farmhouse aesthetic, this home offers modern, low-maintenance living just steps from the Fort McMurray Golf Clubâ€™home to the best restaurant patio in town and is surrounded by serene greenery; this turn-key property is ready for you to move in and enjoy.

Step inside and immediately feel at home with new luxury vinyl plank flooring, fresh paint, and an updated light fixture that set the stage for the warm, inviting atmosphere throughout. The entry-level features a fully developed space that can serve as a third bedroom, guest suite, or an additional living area, complete with a three-piece bathroom for added convenience.

A few steps up, the main living room welcomes you with soaring high ceilings, abundant natural light, and a cozy gas fireplace. The freshly updated flooring and paint continue here as well as throughout the entirety of the home, complemented by a built-in natural wood TV console that ties in beautifully with the outdoor view. From here, step out onto the back deck and enjoy the peaceful, tree-lined settingâ€™perfect for relaxing or entertaining.

The next level hosts the kitchen and dining area, where modern updates truly shine. The kitchen features beautifully refreshed green cabinetry, butcher block countertops, new



hardware, stainless steel appliances and updated lighting. This space balances style and functionality, offering plenty of room for meal prep and entertaining. The adjacent dining area is bright and spacious, with oversized windows that flood the space with natural light. Completing this level is a chic two-piece bathroom, featuring a floating vanity, arched mirror, and a floating natural wood shelf that ties into the cohesive design.

Upstairs, you'll find a generously sized bedroom with vaulted ceilings and an updated four-piece bathroom. The top floor is dedicated to the primary retreat, offering a spacious bedroom, a walk-in closet, and a five-piece ensuite complete with a dual vanity, a large jetted soaker tub, and modern finishes that elevate the space.

Additional updates include a brand-new hot water tank (2024), a new thermostat, and low condo fees that take care of grounds maintenance, allowing you to focus on enjoying your home. With a private attached garage and a front driveway this property offers the perfect blend of style, comfort, and convenience. Schedule your private tour today and experience the charm of 23-97 Wilson Drive for yourself.

Built in 2006

### **Essential Information**

MLS® #	A2185415
Price	\$300,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,584
Acres	0.00

Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### **Community Information**

Address	23, 97 Wilson Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0A3

### **Amenities**

Amenities	Snow Removal
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, Single Garage Attached, Shared Driveway
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, None

### **Exterior**

Exterior Features	Other
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	65
Zoning	R3

### **Listing Details**

Listing Office	The Agency North Central Alberta
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