\$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.

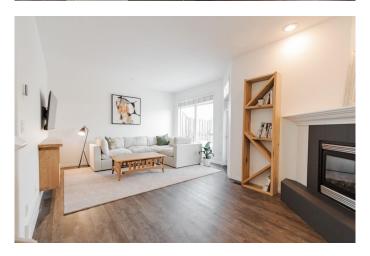
Step inside and immediately feel at home with new luxury vinyl plank flooring, fresh paint, and an updated light fixture that set the stage for the warm, inviting atmosphere throughout. The entry-level features a fully developed space that can serve as a third bedroom, guest suite, or an additional living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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.