

# \$239,900 - 19, 97 Wilson Drive, Fort McMurray

MLS® #A2210427

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,574 sqft

Residential on 0.00 Acres

Wood Buffalo, Fort McMurray, Alberta

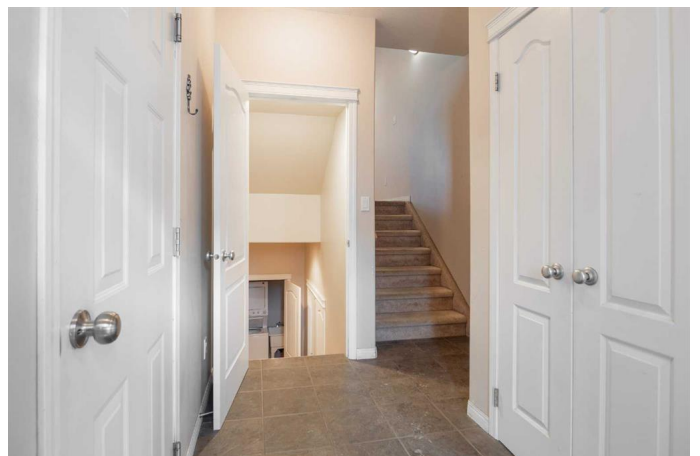
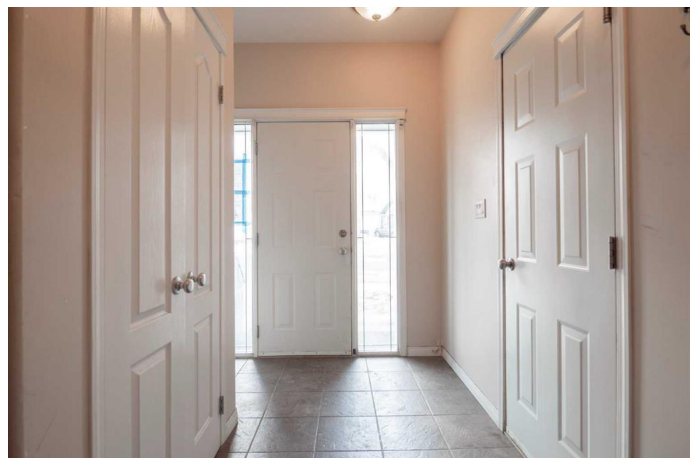
Welcome to 19-97 Wilson Drive, a distinctive 1,574 sq ft, 5-level townhome that offers exceptional space, functionality, and style. Brimming with natural light and packed with potential, this unique 2-bedroom, 2.5-bath residence is perfect for those seeking comfort and character. The home features an 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.

Built in 2006

## Essential Information

MLS® #	A2210427
Price	\$239,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,574
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	19, 97 Wilson Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0A3

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	None
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Playground
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Mixed

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 11th, 2025

Days on Market            23

Zoning                        R3

### **Listing Details**

Listing Office                COLDWELL BANKER UNITED

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