

# \$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

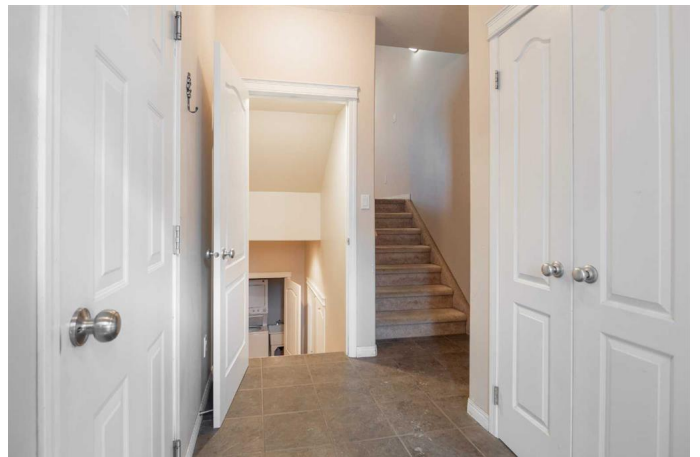
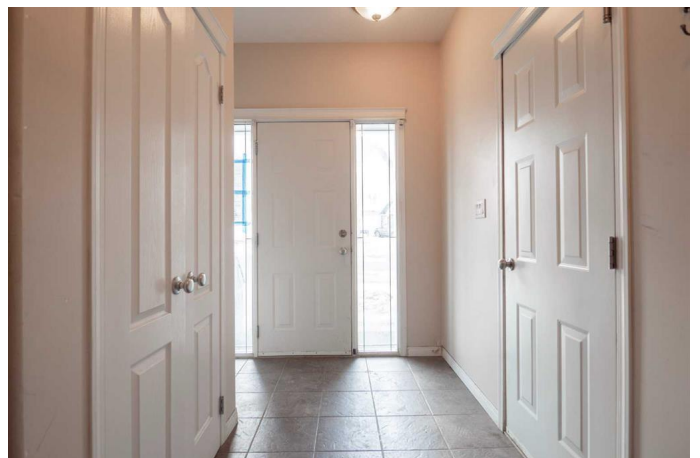
Welcome to 19-97 Wilson Drive, a distinctive 1,574 sq ft, 5-level townhome that offers exceptional space, functionality, and style. Brimming with natural light and packed with potential, this unique 2-bedroom, 2.5-bath residence is perfect for those seeking comfort and character. The home features an 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                22  
Zoning                              R3

**Listing Details**

Listing Office                    COLDWELL BANKER UNITED

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