

# \$329,900 - 56, 97 Wilson Drive, Fort McMurray

MLS® #A2245882

**\$329,900**

3 Bedroom, 4.00 Bathroom, 1,616 sqft  
Residential on 0.00 Acres

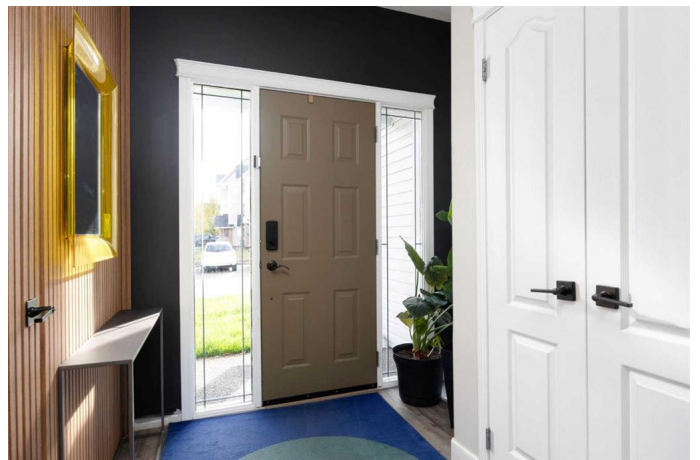
Wood Buffalo, Fort McMurray, Alberta

Welcome to 97 Wilson Drive Unit 56 – A stylish end-unit townhome in the heart of Wood Buffalo! This beautifully maintained townhome offers over 1,600 sq ft of modern living space across five well-designed levels, complete with 4 bedrooms, 3.5 bathrooms, a fully developed basement, and an attached garage complete with an electric heater for added convenience.

Step inside to find a bright, open layout featuring neutral paint tones and stunning vinyl plank flooring that create a warm and welcoming ambiance. The spacious living room boasts high ceilings, large windows, and a cozy corner gas fireplace – the perfect place to unwind. From here, step out onto your private back deck, ideal for relaxing or entertaining in the warmer months.

The upper level features a sleek, sunlit eat-in kitchen that has been completely remodelled in 2024, featuring brand new maple Shaker-style soft-close cabinetry, quartz countertops, a central island, and stainless steel appliances – offering both function and flair for everyday living.

Retreat to the private primary suite on its own level, complete with a 3-piece ensuite featuring a tiled stand-up glass shower and a convenient laundry area with stackable washer and dryer. The top level offers two additional bedrooms and a shared 4-piece bathroom,



while the fully finished basement adds a fourth bedroom, another full bathroom, and a utility/storage roomâ€”great for guests or growing families.

Perfectly located just steps from parks, playgrounds, hiking trails, and the Fort McMurray Golf Club, this home combines nature, comfort, and convenience in one of Fort McMurrayâ€™s most sought-after communities.

Whether youâ€™re a first-time buyer, downsizing, or looking for a great investment, this home is move-in ready and full of value. Call today to book your personal viewing.

Built in 2006

**Essential Information**

MLS® #	A2245882
Price	\$329,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,616
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	56, 97 Wilson Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9H 0A3

### Amenities

Amenities None  
Parking Spaces 2  
Parking Heated Garage, Single Garage Attached, Driveway, Garage Faces Front  
# of Garages 1

### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows  
Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Stone  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed August 5th, 2025  
Days on Market 13  
Zoning R3

### Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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.