



**GRASSROOTS**  
REALTY GROUP

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56, 97 Wilson Drive  
Fort McMurray, Alberta

MLS # A2245882



**\$329,900**

Division:	Wood Buffalo		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,616 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 525
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, and All Window Coverings.

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 room—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 McMurray’s most sought-after communities. Whether you’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.

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