



GRASSROOTS
REALTY GROUP

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17, 98 Wilson Drive
Fort McMurray, Alberta

MLS # A2256345



\$250,000

Division:	Wood Buffalo		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,420 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, See Remarks		

Inclusions: N/A

This end unit 5-level townhouse located in a highly sought-after neighborhood — a rare find with incredible potential for the savvy buyer. With some TLC and vision, this spacious property could become a true showpiece. With an attached garage, parking in the front and close to playgrounds, Wood Buffalo is where you want to be. Large ensuite off the primary bedroom, linen closet, huge 2 piece bath for guests, fireplace in the living room, access to spacious deck and tons of storage in the undeveloped basement. Bring your creativity, and make this one shine!