



**161 Wilson Drive
Fort McMurray, Alberta**

MLS # A2291648



\$604,900

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,817 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window coverings, AC, Shed, Gazebo,

Beautiful, Bright, and Lovely! This amazing home is truly a must see! From the spacious and bright dining room, and flex space, to the updated kitchen and large living room, you can't go wrong with this beauty of a home! The floor to ceiling built in that surrounds the gas fireplace gives a wonderful luxury feel and is also useful storage. The large laundry room is on the main floor just to the left of the garage entrance into the home. Perfect for making sure the fun and work mess is not brought through the home. A well placed powder room also just steps from the garage entrance into the home is great when hosting a party or working on your projects in the garage. The basement is unfinished allowing a blank canvas for you to develop it in the way that works best for you, however it is currently a great work space for crafts, and a home gym. Nice and bright and comfortable as well! Upstairs on the second level are the bedrooms and they are all just the right size! Also on this level is a 4 piece bathroom. The primary bedroom is an airy oasis. Flooded with natural light, and so spacious, it is truly a nice place to retreat to at the end of a long day. There is so much natural light in this home! Located in the quiet neighborhood of Wood Buffalo, you will be in very close proximity to parks, playgrounds and the Thickwood golf course. Just steps away there is a BRAND NEW Splash park! It is SO awesome! The backyard is well kept, fenced and has all the space for all the fun! Room for a firepit, or a trampoline, or a great garden and the gazebo is a nice way to escape the heat and the rain. Storage in the garage is well thought out and allows for awesome organization. Another important bit of info is that the driveway measures 32ft X 24ft ! Take note of the updates. 2019: ALL new appliances, the home was fully repainted, new garage heater installed, new AC and furnace. 2023: new vinyl plank throughout,

and main floor bathroom updated.