



**156 Wilson Drive
Fort McMurray, Alberta**

MLS # A2130610



\$774,900

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,034 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

Heating:	Boiler, High Efficiency, In Floor, Hot Water, Natural Gas, Radiant, See Remarks	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone

Features: Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: gas stove, fridge, microwave, dishwasher, washer, dryer, window coverings, TV living room, gas bbq, central vac & attachments, projection screen TV, projector, speakers, theatre room chairs, garage remotes, fire pit, central a/c, pool table, garage cabinets. furnishings negotiable

156 WILSON DRIVE IS AN INCREDIBLE HOME IN PRIME AND SOUGHT-AFTER LOCATION, BACKING THE GREENBELT, ON WALK-OUT BASEMENT, HOME THEATER ROOM, WET BAR, INFLOOR HEAT, COFFERED CEILINGS, DREAM KITCHEN, IS ONLY A FEW OF THE AMAZING FEATURES OF THIS CUSTOM-BUILT HOME! This is not just another house; it's a custom-built home that exudes quality craftsmanship and unique architectural features. This exceptional property offers an array of incredible features that are sure to impress, it's must-see. From the moment you step inside this 3500 sq ft plus size home, you'll be captivated by the spaciousness, luxurious features and beautiful design that sets this executive home apart with true pride of ownership. To begin a grand foyer leads you to a stunning Great room with vaulted and coffered ceilings and gas fireplace surrounded by a stunning mantle. You take note of the bank of windows on the entire backside of this home giving picturesque views. Almost the entire home is covered with gleaming hardwood floors. The Custom kitchen features solid timeless cabinetry, Granite countertops, equipped w/ top of the line appliances w/gas stove and a huge walk-through pantry, eat-up breakfast bar. The main level continues with a large dining room surrounded by windows; sellers say they always enjoy mealtimes here looking at the beautiful view. In addition, the main level has a main floor office and a large mud room with direct access to your garage and your walk-through pantry. Your Primary bedroom has continued greenbelt views, walk in closet, 5 pc ensuite with double sinks and tub and tiled stand-up shower & garden doors to your private deck. The staircase leads you to the upper level with 2 great-sized bedrooms & an additional 4 pc bathroom. The FULLY FINISHED WALK-OUT BASEMENT will be your favorite

place to entertain. You have a custom-built wet bar, that features a raised sit-up bar, then a GAMES/POOL ROOM, HOME THEATER ROOM, AND A 4TH BEDROOM AND FULL BATHROOM. This level offers INFLOOR HEAT and is surrounded by windows and a garden door leading to your lowered covered and screened-in patio area. The lower level has a laundry room with tons of cabinets. This home is complete with a fully fenced yard with direct access to the greenbelt and walking trails. Additional exterior features include an attached double garage with in floor heat, RV Parking, stamped concrete driveway and walkways, large front veranda and a welcoming entrance. You can't beat this prime location, next to a children's park including a water park, sports fields and a few minutes from Thickwood Golf Club. This home is value-packed at an incredible price. Call to schedule your personal tour today this home will not disappoint.