

\$249,900 - 30, 98 Wilson Drive, Fort McMurray

MLS® #A2162457

\$249,900

3 Bedroom, 4.00 Bathroom, 1,418 sqft

Residential on 0.05 Acres

Wood Buffalo, Fort McMurray, Alberta

****Executive Living in Wood Buffalo**

Townhome** Discover the epitome of luxury in this stunning Wood Buffalo townhome. Step onto gleaming hardwood floors and into a spacious main floor that boasts high ceilings, large windows, and a cozy fireplace—perfect for those chilly evenings. Garden doors open to a serene outdoor deck perfect for entertaining guests and BBQ. The kitchen level is a chef's dream, featuring an abundance of cabinets, a large center island, and top-of-the-line LG black stainless appliances. Enjoy meals in the well-lit, spacious dining area and two-piece bathroom. Ascend to the third level to find a bedroom with soaring vaulted ceilings, a huge window and a full four-piece bath. The top level is your private retreat—a master suite complete with a large walk-in closet, vaulted ceilings, a luxurious jetted tub, and a separate stand-up shower. This home is packed with added features including central air conditioning, custom window coverings, central vacuum with attachments, and a lovely single-car garage with custom shelving—perfect for keeping your car warm during those cold winter months. Recent improvements include a **BRAND NEW FURNACE BEING INSTALLED**, newer hot water tank, a new motor in a well-maintained furnace, a water softener and a new washer and dryer. Make your home in Wood Buffalo a quiet, well-manicured, and family-oriented neighbourhood where pride of ownership is evident, this community has so



much to offer. Residents enjoy the many beautiful parks, green spaces and walking trails. The water spray park located in the centre of the neighbourhood is abuzz with the sounds of children's laughter throughout the summer where families gather for picnics and parties. This community is the perfect retreat for home buyers who want it all and access to golf. Nestled along the banks of the Athabasca River is the Fort McMurray Golf Club. This 18-hole course provides championship tees and is perfect for all ages and handicaps. Experience executive living at its finest in Wood Buffalo. Don't miss this opportunity.

Built in 2007

Essential Information

MLS® #	A2162457
Price	\$249,900
Sold Price	\$248,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,418
Acres	0.05
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Storey
Status	Sold

Community Information

Address	30, 98 Wilson Drive
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0A1

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Closet Organizers, Central Vacuum, High Ceilings, Jetted Tub, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
# of Stories	5
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Playground, Storage
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	November 19th, 2024
Days on Market	76
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
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