



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3, 97 Wilson Drive
Fort McMurray, Alberta

MLS # A2301364



\$379,000

Division:	Wood Buffalo		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,501 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 456

LLD: -

Zoning: R3

Utilities: -

Inclusions: NA

Some homes are just houses. This one has a vibe. This beauty is pure lifestyle. Four levels, three bedrooms, three and a half bathrooms, and a layout that gives you way more flexibility than you would expect for the price. The current owner has kept this place in immaculate shape, and it shows everywhere you look. Walk in and head upstairs to the living room. Bright, welcoming, anchored by a corner fireplace with real river rock stone. It is the kind of space that instantly feels like home. One floor up and you are in a kitchen that stops people mid sentence. Crisp white cabinets, granite counters, subway tile, and a farmhouse sink that looks like it was pulled out of a design magazine. Big bay windows flood the whole level with light. Dining space flows right off the kitchen, breakfast bar seats your morning coffee crew, and a powder room finishes the level. Now here is where it gets fun. The next floor up has vaulted ceilings and a loft built right into the ceiling space. The bedroom on this level has a sleeping loft above it, which makes this room one of a kind. Sleep up top, hang out below, or flip it into a teen retreat, a creative studio, a guest suite, or a reading nook you will never want to leave. It is the kind of room buyers remember long after the showing. The top floor is the primary suite. Bay windows pulling in light all day, a proper walk in closet, and a full ensuite. Tucked up top, completely separate from the rest of the house. Exactly where you want it. The basement is where this home quietly makes you money. The current owner runs a salon out of the lower level as a side income. It is still a full bedroom with its own 3 piece bathroom, so you can keep running a home based business, rent it out, use it as a guest suite, or turn it into whatever fits your life. Options on top of options. Outside, a big deck, fenced yard, single attached garage, and a concrete driveway. Central air keeps the

summers easy. Forced air gas heat handles the winters. Every appliance stays. The complex sits right next to parks, trails, schools, and the water park. Pet friendly, well run, and has its own park inside the community. This one is not just a place to live. It is a lifestyle, a side hustle, a family home, and a showstopper all rolled into one. At this price, in this condition, with this kind of flexibility, it will not last long. Book your showing before it is gone.