



GRASSROOTS
REALTY GROUP

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141 Wilson Drive
Fort McMurray, Alberta

MLS # A2329703



\$630,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,794 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Aggregate, Driveway, Front Drive, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Interior Lot, Landscaped, Lawn, No Back Land		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Gazebo, Shed, Garage heater, mail key x1, Garage remote and control x2.

Welcome to 141 Wilson Drive, a truly distinctive family home that stands out from the rest with exceptional curb appeal, an incredible garage setup, and an unbeatable Wood Buffalo location. Originally built as the show home, this property offers a rare combination of an attached heated triple garage, a second heated detached garage, additional RV parking, and direct access to some of Fort McMurray's best family amenities. Situated across from the splash park, sports fields, and playground, and just minutes from the Fort McMurray Golf Club, this is a location that is hard to beat. From the moment you arrive, the exposed aggregate driveway, reverse pie shaped lot, and striking exterior create an impressive first impression. In addition to the attached drive through triple garage, the property offers a detached heated garage at the rear, extra gravel parking for an RV or recreational toys, and room for multiple vehicles, making this an ideal home for hobbyists, tradespeople, or outdoor enthusiasts. Inside, the home is filled with warmth and character. Hardwood flooring, vaulted ceilings, and rich rustic finishes create an inviting atmosphere throughout the main level. The living and dining rooms are separated by a beautiful three sided fireplace, while a rustic wood feature wall adds character and charm to the living room. The kitchen offers timeless wood cabinetry, granite countertops, black Whirlpool stainless steel appliances replaced approximately four years ago, and a glass tile backsplash. A convenient two piece bathroom with laundry completes the main level. Upstairs, the unique split level design creates excellent separation between the bedrooms. A bright bonus room overlooks the living room below, while two bedrooms and a full bathroom occupy one level. The private primary suite sits on its own level, creating a peaceful retreat complete with its own gas

fireplace, walk through closet plus an additional closet, and a spacious ensuite featuring a water closet and four piece bathroom. The fully developed basement offers additional living space with luxury vinyl plank flooring, a large recreation room with a wet bar, a spacious bedroom, and a three piece bathroom with a glass shower. The basement also includes rough in plumbing for future in floor heating. Outside, the fully fenced backyard is designed for enjoying the warmer months with a three tiered deck, gazebo, fire pit, storage shed, and afternoon sunshine. The attached garage offers radiant heat, epoxy flooring, 220V power, drive through access to the backyard, and a freezer that will remain with the home, making it as functional as it is impressive. Additional features include central air conditioning, a recently replaced A/C capacitor, and great neighbours in one of Fort McMurray's most sought after communities. With its one of a kind garage configuration, standout curb appeal, flexible layout, and exceptional location across from parks and recreation, 141 Wilson Drive offers a lifestyle that few homes c