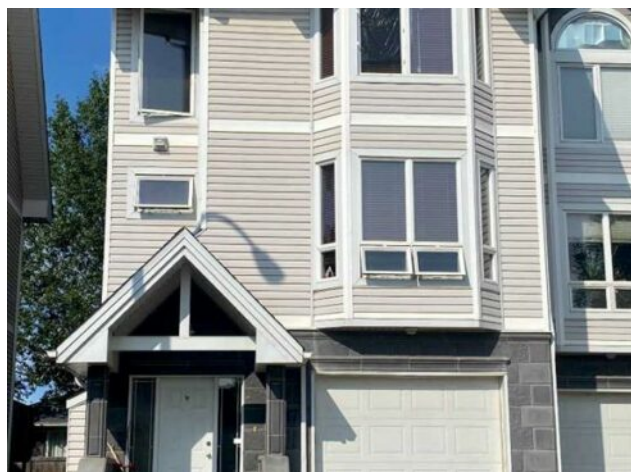


17, 98 Wilson Drive
Fort McMurray, Alberta

MLS # A2256345



\$250,000

Division:	Wood Buffalo		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,420 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 404

LLD: -

Zoning: R3

Utilities: -

Inclusions: N/A

This end unit 5-level townhouse located in a highly sought-after neighborhood — a rare find with incredible potential for the savvy buyer. With some TLC and vision, this spacious property could become a true showpiece. With an attached garage, parking in the front and close to playgrounds, Wood Buffalo is where you want to be. Large ensuite off the primary bedroom, linen closet, huge 2 piece bath for guests, fireplace in the living room, access to spacious deck and tons of storage in the undeveloped basement. Bring your creativity, and make this one shine!