

157 Wilson Drive  
Fort McMurray, Alberta

MLS # A2225563



**\$565,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Wood Buffalo  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,544 sq.ft.  | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage     |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped |               |                   |

|                    |                                  |                   |    |
|--------------------|----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                     | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -  |

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Drink fridge, Water Softener, Shed, Gazebo, Garage Heater, Second Laundry machines, Shelves in garage negotiable.

Welcome to 157 Wilson Drive: Beautifully updated and meticulously maintained, this turn-key home is a shining example of pride of ownership. Offering all the right updates, a tranquil backyard oasis for soaking up the afternoon sun, and a prime location just steps from the Wood Buffalo playground and newly renovated splash park, it's an ideal setting for families and outdoor lovers alike. An exposed aggregate driveway provides parking for two vehicles and leads to the oversized 24x25 heated, attached double garage. The home's landscaping and gardens are beautifully manicured, with cherry trees that bloom in vibrant pink each spring. The covered front porch offers a charming space for morning coffee, and an updated front door completes the picture-perfect curb appeal. Inside, thoughtful renovations begin right at the entry, where a new front window brings in natural light (and gives your dog the perfect perch to wait for the family to return). The foyer features new tile floors and shiplap accent walls (2018) that set the tone for the tasteful finishes carried throughout. Crown moulding adds a refined touch across the main level, while rich hardwood flooring runs from the living room into the dining and kitchen areas. A cozy natural gas fireplace adds warmth to the living space, and the dining room is accented with an updated basket-style chandelier. In the kitchen, stainless steel appliances shine under under-cabinet lighting, including an upgraded induction stove (2019) and garburator in the sink. A pocket door leads to the laundry area and renovated two-piece powder room, both featuring matching tile and stylish paint colours. The garage offers hot and cold water taps, making it a great workspace or place to keep your vehicle protected year-round. Upstairs you'll find three bedrooms, with the oversized primary suite perfectly placed between

the secondary bedrooms. The primary includes a wainscotting feature wall, large walk-in closet, and a three-piece ensuite. Both upper bathrooms have been renovated to match the main floor powder room, with Sea Salt paint by Sherwin-Williams, neutral grey tile flooring, and updated white vanities. The lower level was thoughtfully developed in 2015, creating a cozy and functional retreat for movie nights or game days. Wired for surround sound, this space includes a custom wet bar with wine fridge, wine rack, and upper/lower cabinetry. The fourth bedroom and a beautifully finished bathroom with tiled shower surround and niche are found here as well. Additional highlights include a soundproofed utility room, secondary washing machine, and water softener. Outside, the backyard offers privacy and serenity. Cherry trees, hostas, and mature trees frame the space, while a pergola provides the perfect shaded spot to relax with a good book. With privacy walls on either side of the deck, this yard is your personal sanctuary—an ideal escape from the fast pace of Fort McMurray life.