



THE
A-TEAM

**RE/MAX
FIRST**

134 WALLACE Place, Fort McMurray T9H 4P9

MLS®#: **A2166780**

Area: **Thickwood**

Listing Date: **09/18/24**

List Price: **\$319,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Finished Floor Area

Lot Sz Ar:

3,942 sqft

Lot Shape:

Abv Sqft:

1,580

Low Sqft:

Ttl Sqft:

1,580

DOM

94

Layout

Beds:

4 (4)

Baths:

2.5 (2 1)

Style:

5 Level Split

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Landscaped,See Remarks
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding

Flooring:

Laminate,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Laminate Counters,See Remarks,Separate Entrance,Storage

Utilities:

Room Information

Room

3pc Bathroom

Living Room

Den

Bedroom

4pc Bathroom

Storage

Storage

Level

Main

Second

Third

Level 4

Level 5

Level 5

Basement

Dimensions

9`11" x 3`8"

17`1" x 25`5"

7`0" x 7`0"

8`10" x 12`3"

10`0" x 4`11"

5`11" x 9`3"

7`1" x 14`4"

Room

Bedroom

2pc Bathroom

Dining Room

Bedroom

Bedroom - Primary

Laundry

Level

Main

Third

Third

Level 4

Level 5

Basement

Dimensions

12`7" x 17`1"

4`10" x 4`6"

9`11" x 8`9"

7`10" x 9`9"

10`9" x 13`9"

10`3" x 11`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

8020451

Remarks

Pub Rmks:

\$30,000 in renovations done in the past 6 months! NO CONDO FEES! End unit! Welcome to 134 Wallace Place: this spacious 4-bedroom + den home, offering the perfect blend of comfort and versatility. Nestled on a large private lot, this property boasts a separate entrance to a 1-bedroom with bathroom, making it a great rental opportunity that would be perfect for a commuter. Step inside to a large foyer and discover new flooring throughout, creating a fresh and modern feel. On the second level you can cozy up in the living room with the electric fireplace that is situated tastefully on top of a stunning accent wall, making it the perfect haven to relax in after a long day. The third level features a beautiful kitchen with bright white cabinets and backsplash, stainless steel appliances, and perfectly matched countertops. You can also find a large dining room, an a den/office/nursery, and a charming updated 2 piece bathroom with updated light fixtures throughout. The fourth level brings you 2 additional spacious bedrooms and the top level features the large primary bedroom, ample amount of storage space, and a lovely 4 piece bathroom. Enjoy outdoor living on the large deck, overlooking your private yard, complete with a brand new shed for extra storage or workspace. The basement has even more storage space, and also features your laundry room. You are just steps to bus stops, school, parks, trails, dog parks, shopping and so much more. Additional highlights of this home include: newer roof, hot water tank (2022), fresh paint, updated flooring, A/C, and more. This home has been updated top to bottom and is move in ready, be sure to schedule your showing today!

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Dryer, A/C, All Window Coverings, Shed
EXP REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









