



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
 Lot Sz Ar: **3,942 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,580**
 Low Sqft:
 Ttl Sqft: **1,580**

DOM

1
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **5 Level Split**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,See Remarks**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Laminate,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard,Storage** 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	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`11" x 3`8"	Bedroom	Main	12`7" x 17`1"
Living Room	Second	17`1" x 25`5"	2pc Bathroom	Third	4`10" x 4`6"
Den	Third	7`0" x 7`0"	Dining Room	Third	9`11" x 8`9"
Bedroom	Level 4	8`10" x 12`3"	Bedroom	Level 4	7`10" x 9`9"
4pc Bathroom	Level 5	10`0" x 4`11"	Bedroom - Primary	Level 5	10`9" x 13`9"
Storage	Level 5	5`11" x 9`3"	Laundry	Basement	10`3" x 11`6"
Storage	Basement	7`1" x 14`4"			

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









