



THE
A-TEAM

**RE/MAX
FIRST**

136 WYLIE Place, Fort McMurray T9H 4R4

MLS®#: **A2178988**

Area: **Thickwood**

Listing Date: **11/13/24**

List Price: **\$257,500**

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**

Finished Floor Area
Abv Sqft: **1,202**
Low Sqft:
Ttl Sqft: **1,202**

Lot Information

Lot Sz Ar: **2,517 sqft**
Lot Shape:

DOM

7
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Townhouse**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Few Trees**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Mixed**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`10" x 7`0"	Living Room	Second	12`5" x 17`4"
Kitchen	Third	10`11" x 11`9"	Dining Room	Third	8`7" x 10`0"
Breakfast Nook	Third	7`9" x 8`4"	2pc Bathroom	Third	4`7" x 5`2"
Bedroom	Level 4	12`2" x 9`1"	Bedroom	Level 4	9`8" x 8`0"
Bedroom - Primary	Level 5	13`10" x 11`4"	4pc Bathroom	Level 5	5`1" x 10`1"
Furnace/Utility Room	Basement	12`2" x 17`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8020451**
 Zoning: **R1S**

Remarks

Pub Rmks: **NO CONDO FEES!!! Move in Ready!! This townhouse features a large living room with patio door access to a wood deck and a fully fenced and landscaped yard with mature trees. The spacious and bright eat-in kitchen with a den/office or a breakfast nook off it as well. The 2pc powder room is also found just off the kitchen. The upper levels have the primary bedroom, two additional good-sized bedrooms and a fully renovated 4pc bathroom. The large living room on the second level is great for the whole family to get together for movie nights. There is direct access to the single attached garage off the main foyer, so you don't have to deal with the snow that's coming. Reno's/improvements include fresh paint, a newer hot water tank and a newer lino in some areas. Includes CENTRAL AIR and all appliances. This home is conveniently located in central Thickwood, close to the YMCA, elementary and high schools, amenities, park space and bus routes. Call today to view!**

Inclusions: **N/A**
 Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





