



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**106 WALLACE Place, Fort McMurray T9H4P9**

MLS®#: **A2188517**

Area: **Thickwood**

Listing Date: **01/17/25**

List Price: **\$299,900**

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**

Finished Floor Area  
Abv Sqft: **1,237**  
Low Sqft:  
Ttl Sqft: **1,237**

Lot Information

Lot Sz Ar: **1,720 sqft**  
Lot Shape:

DOM

**3**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Townhouse,Up/Down**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Range,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**  
Int Feat: **Quartz Counters,Tankless Hot Water**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`4" x 12`0"
Dining Room	Second	10`0" x 8`7"
Laundry	Second	8`3" x 4`8"
Bedroom	Third	8`0" x 10`2"
Bedroom - Primary	Level 4	10`11" x 14`2"
Furnace/Utility Room	Basement	17`1" x 17`1"

Room	Level	Dimensions
3pc Bathroom	Second	5`1" x 7`7"
Kitchen	Second	13`6" x 10`11"
Bedroom	Third	9`0" x 12`7"
4pc Bathroom	Level 4	8`8" x 5`0"
Storage	Level 4	6`0" x 5`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8020451**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Welcome to 106 Wallace, a beautifully renovated townhouse located in a sought-after cul-de-sac in Thickwood, just steps from schools, parks, and walking trails - and best of all, NO CONDO FEES! This move-in-ready home boasts modern upgrades throughout: a stunning kitchen with quartz countertops, fresh paint throughout, and a thoughtfully designed layout with no carpet for easy maintenance. The flooring was replaced in 2019, and the heated entrance floor adds comfort during those chilly months. Enjoy the convenience of upper-floor laundry, two full bathrooms, and the added luxury of air conditioning and a brand-new furnace (2022). The backyard is your personal oasis, complete with a fenced yard, fire pit, and a charming garden to enjoy outdoor living at its finest. A heated gas garage and hot water on demand complete the list of must-haves in this fantastic property. on't miss this opportunity to own a renovated, low-maintenance home in one of Fort McMurray's most family-friendly neighborhoods. Schedule your private showing today!**

Inclusions:  
Property Listed By:

**FIRE PIT /GARDEN / GARAGE HEATER  
EXP REALTY**

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





