



THE
A-TEAM

**RE/MAX
FIRST**

124 WALLACE Place, Fort McMurray T9H4P9

MLS®#: **A2210018**

Area: **Thickwood**

Listing Date: **04/09/25**

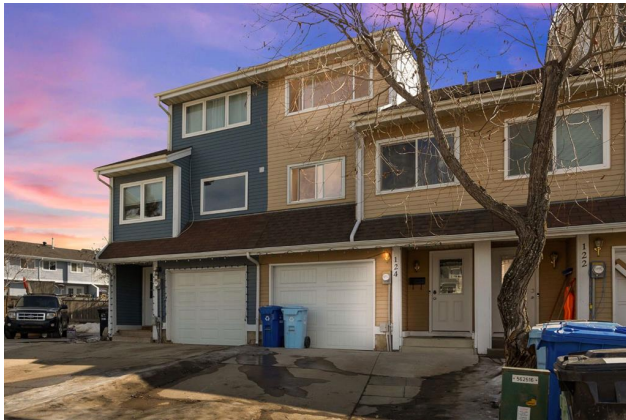
List Price: **\$289,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 12-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Finished Floor Area

Abv Sqft:

1,339

Low Sqft:

Ttl Sqft:

1,339

Lot Sz Ar:

4,796 sqft

Lot Shape:

DOM

92

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

5 Level Split

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Pie Shaped Lot

Park Feat:

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Laminate Counters,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Second	17`2" x 12`9"
Breakfast Nook	Third	8`2" x 7`7"
Kitchen	Third	11`11" x 10`11"
Bedroom	Level 4	8`11" x 12`5"
Bedroom - Primary	Level 5	11`0" x 14`1"

Room	Level	Dimensions
2pc Bathroom	Third	5`0" x 4`6"
Dining Room	Third	10`1" x 8`7"
Bedroom	Level 4	8`0" x 9`8"
4pc Bathroom	Level 5	10`1" x 5`0"
Furnace/Utility Room	Basement	17`4" x 11`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

8020451

Remarks

Pub Rmks:

No Condo Fees -Thickwood Townhome - Nestled in one of Fort McMurray's most family-friendly neighbourhoods, this charming 3-bedroom townhome offers the perfect blend of comfort, convenience, and outdoor living - all without the burden of condo fees. This home has a bright, open-concept kitchen and dining area that flows effortlessly into a versatile bonus space. Three generously-sized bedrooms offering comfortable retreats for the whole family. Hard-surface flooring throughout (no carpet!) for easy maintenance and clean living.. BONUS Your Private Outdoor Sanctuary. The true showstopper is the expansive backyard, where summer memories are waiting to be made: A massive, fully usable yard with endless possibilities - imagine garden parties, play structures, or lazy afternoon picnics added to this home is some great key things Brand new roof shingles installed in (2022), Fresh interior paint throughout. New garage door (2020) for the oversized 12.10' x 22.1' attached garage.. This is perfect for First-time homebuyers looking for an affordable, low-maintenance property or Savvy investors seeking a property with excellent rental potential. Contact today to schedule your private viewing.

Inclusions:
Property Listed By:

**SHED IN REAR AND FIRE PIT
EXP REALTY**

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





