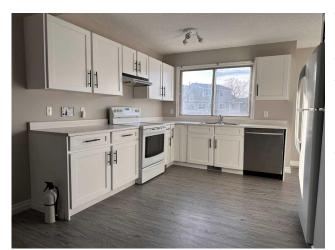


136 WYLIE Place, Fort McMurray T9H 4R4

A2213607 Thickwood Listing 04/22/25 List Price: **\$199,900** MLS®#: Area:

Status: **Pending** County: **Wood Buffalo** Change: -\$25k, 05-Jun Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type:

City/Town: Year Built: 1979 Lot Information

Lot Sz Ar: Lot Shape:

Row/Townhouse Fort McMurray

Finished Floor Area Abv Saft:

Low Sqft:

2,517 sqft

Ttl Sqft:

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,347

1,347

79

Ttl Park: 3 1 Garage Sz:

3 (3)

1.5 (1 1)

Townhouse

Access:

Lot Feat: **Few Trees**

Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Sewer:

Ext Feat: **Private Yard**

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

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions** 12`5" x 17`4" Foyer Main 12`10" x 7`0" **Living Room** Second Third 10`11" x 11`9" **Dining Room** Third 8`7" x 10`0" Kitchen **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: Zoning: Fee Simple R1S

Legal Desc: **8020451**

Remarks

Pub Rmks:

NO CONDO FEES!!! Move-in Ready with a brand New Hot Water tank! 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, plumbing work, 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













