

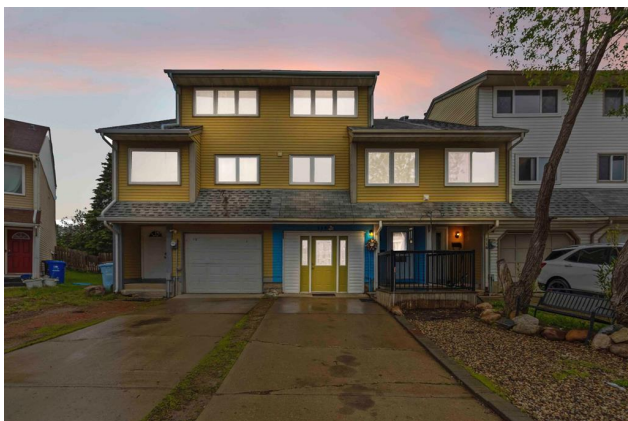


THE
A-TEAM

**RE/MAX
FIRST**

116 WALLACE Place, Fort McMurray T9H 4P9

MLS® #: **A2233403** Area: **Thickwood** Listing Date: **06/21/25** List Price: **\$299,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **2,239 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,601**
 Low Sqft:
 Ttl Sqft: **1,601**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split,Attached-Side by Side**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Landscaped,Lawn,Low Maintenance Landscape,Private Driveway,Owned,Parkade,Parking Pad**
 Park Feat:

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

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

Remarks

Pub Rmks: **IMMEDIATE POSSESSION! Welcome to 116 Wallace Place, an affordable, move-in ready home that checks all the boxes! NO CONDO FEES, NO CARPET THROUGHOUT,**

a FULLY FINISHED BASEMENT, and DRIVEWAY PARKING FOR 2 CARS. As you walk in, you're greeted by a long, welcoming foyer. Just off to the left, there's a VERSATILE DEN that can be anything you need: a home office, playroom, gym, or even a cozy movie spot. Head upstairs to the main living area, where you'll find a WIDE, OPEN LIVING ROOM with easy access to a LARGE BACKYARD and SPACIOUS DECK, perfect for summer BBQs or relaxing evenings outside. The second level also features BRAND NEW FLOORING, a BRIGHT AND AIRY KITCHEN with STAINLESS STEEL APPLIANCES, a ROOMY DINING AREA, and a CONVENIENT 2-PIECE BATH. The LAUNDRY ROOM also includes BANQUETTE SEATING, offering a cozy and functional space that can double as a storage bench or a perfect spot to sit and fold laundry. On the third floor, you'll find TWO GENEROUSLY SIZED BEDROOMS, plus a LARGE PRIMARY BEDROOM that gives you the space to truly unwind. The FULL BATHROOM has been BEAUTIFULLY RENOVATED, complete with a WALK-IN SHOWER. Downstairs, the FULLY FINISHED BASEMENT offers a SPACIOUS REC ROOM, perfect for entertaining or family hangouts, along with ANOTHER FULL BATHROOM, great for guests or added privacy. To top it all off, this home comes with CENTRAL A/C to keep you cool during the summer months and DRIVEWAY PARKING FOR 2 VEHICLES, giving you plenty of space for your family or visitors. And the location? You're just steps from BUS STOPS, SCHOOLS, PARKS, TRAILS, a DOG PARK, SHOPPING, and so much more. If you're looking for VALUE, SPACE, and a GREAT LOCATION, this might just be the perfect match. Book your private tour now!

Inclusions:

Property Listed By:

N/A

ROYAL LEPAGE BENCHMARK

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





