



GRASSROOTS
REALTY GROUP

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116 Wallace Place
Fort McMurray, Alberta

MLS # A2233403



\$289,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,601 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Owned, Parkade, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

IMMEDIATE POSSESSION! Welcome to 116 Wallace Place, an affordable home in a great neighbourhood! 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!