



**GRASSROOTS**  
REALTY GROUP

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**124 Wallace Place**  
**Fort McMurray, Alberta**

**MLS # A2245103**



**\$289,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** SHED IN REAR AND FIRE PIT

No Condo Fees -Thickwood Townhome &ndash; 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.