



**116 Wallace Place
Fort McMurray, Alberta**

MLS # A2279645



\$269,900

Division:	Thickwood	
Type:	Residential/Five Plus	
Style:	3 Level Split	
Size:	1,221 sq.ft.	Age: 1979 (47 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Single Garage Attached	
Lot Size:	0.05 Acre	
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, Landscaped	

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding
Foundation:	Poured Concrete
Features:	Built-in Features, No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1S

Utilities: -

Inclusions: Refrigerator, Stove, Dishwasher, Hood Range, Washer, Dryer, All Existing Window Coverings, Detached Shed

Welcome to 116 Wallace Place — a move in ready, 3 bedroom, 3.5 bathroom townhome with no condo fees and a spacious yard, located in the heart of Thickwood. This home checks all the boxes between comfort and functionality at an affordable price. With flooring upgrades throughout (no carpet), the main living area is warm and inviting, with access to the fully fenced and landscaped yard. The chef-inspired kitchen is a standout, featuring stainless steel appliances and updated kitchen cabinetry with the laundry room and dining room conveniently located on the same level. Upstairs, you will find a spacious primary bedroom and 2 sizeable bedrooms that share a fully renovated bathroom, featuring a glass enclosed modern standup shower. The basement offers excellent versatility, whether you envision a home gym, hobby space, or additional storage, and has a full bathroom. An attached single-car garage provides extra storage, while tandem front parking offers extra space for all your needs. Move-in ready, thoughtfully upgraded, and priced to impress, this home truly checks all the boxes. Call to book your viewing today!