GRASSROOTS REALTY GROUP

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116 Wallace Place
Fort McMurray, Alberta

MLS # A2279645

$259,900

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	**Water:**	-
Floors:	Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Metal Siding	**Zoning:**	R1S
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, No Smoking Home, Vinyl Windows		

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 bedroom 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!

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