



124 Wallace Place
Fort McMurray, Alberta

MLS # A2301835



\$285,000

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,343 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Heated Garage, Parking Pad, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Garden, Landscaped, Pie Shaped Lot, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Crown Molding, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Shed, Garage heater.

A true backyard oasis sets the tone for this beautifully maintained home. Situated on an expansive pie shaped lot offering an impressive amount of private outdoor space designed for both relaxation and entertaining. Inside, the home features a well designed layout that balances function and privacy. It offers 3 bedrooms and 2 bathrooms. The main living areas feel warm and inviting, with a natural flow that makes everyday living both comfortable and practical. The kitchen includes a versatile bonus area that can be styled as a cozy reading nook, coffee station, or additional prep space- adding flexibility and charm to the heart of the home. Whether hosting guests or enjoying a quiet evening, this space adapts with ease. Each level has been thoughtfully arranged to create separation while maintaining connection, ideal for families or anyone who values defined yet cohesive living spaces. Step outside and experience the true highlight of the property. The yard offers an exceptional sense of space and privacy, with endless potential for outdoor entertaining, gardening, or simply unwinding in your own peaceful retreat. Located in a great family friendly neighbourhood close to schools, parks, and everyday amenities, this home also offers the added benefit of no condo fees, giving you more freedom and long term value. With a functional layout, remarkable outdoor space, and an unbeatable setting, this home presents a standout opportunity. Schedule your private showing today and experience it for yourself.