

**116 Wallace Place  
Fort McMurray, Alberta**

**MLS # A2279645**



**\$269,900**

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

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