

# \$299,900 - 116 Wallace Place, Fort McMurray

MLS® #A2233403

**\$299,900**

3 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.05 Acres

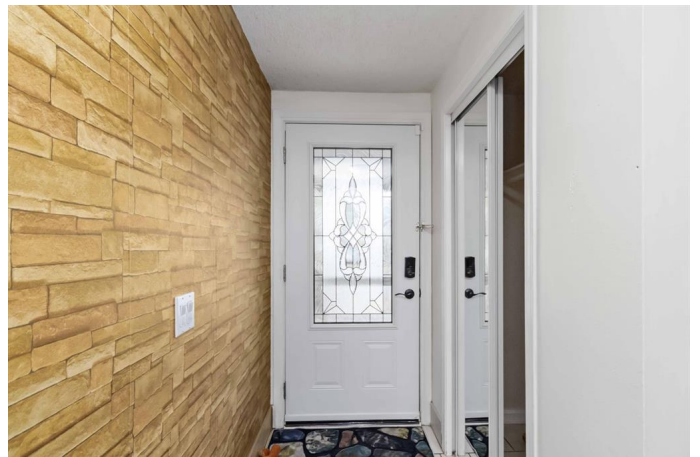
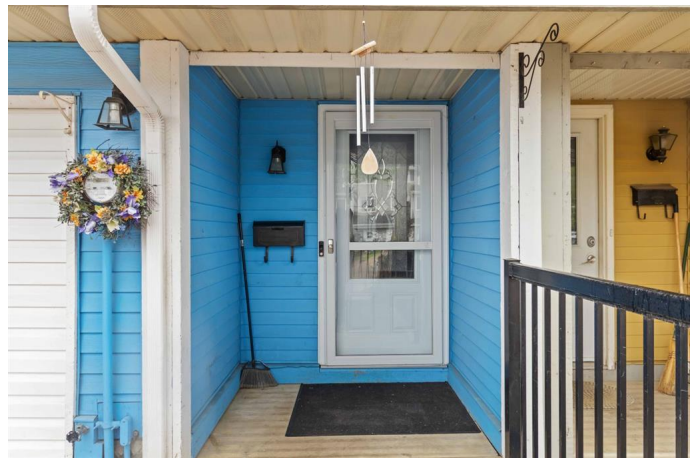
Thickwood, Fort McMurray, Alberta

**IMMEDIATE POSSESSION!** Welcome to 116 Wallace Place, an affordable home in a great neighbourhood! **NO CONDO FEES, NO CARPET THROUGHOUT, a FULLY FINISHED BASEMENT, and DRIVEWAY PARKING FOR 2 CARS.**

As you walk in, youâ€™re greeted by a long, welcoming foyer. Just off to the left, thereâ€™s a **VERSATILE DEN** that can be anything you need: a home office, playroom, gym, or even a cozy movie spot.

Head upstairs to the main living area, where youâ€™ll find a **WIDE, OPEN LIVING ROOM** with easy access to a **LARGE BACKYARD** and **SPACIOUS DECK**, perfect for summer BBQs or relaxing evenings outside. The second level also features **BRAND NEW FLOORING**, a **BRIGHT AND AIRY KITCHEN** with **STAINLESS STEEL APPLIANCES**, a **ROOMY DINING AREA**, and a **CONVENIENT 2-PIECE BATH**. The **LAUNDRY ROOM** also includes **BANQUETTE SEATING**, offering a cozy and functional space that can double as a storage bench or a perfect spot to sit and fold laundry.

On the third floor, youâ€™ll find **TWO GENEROUSLY SIZED BEDROOMS**, plus a **LARGE PRIMARY BEDROOM** that gives you the space to truly unwind. The **FULL BATHROOM** has been **BEAUTIFULLY RENOVATED**, complete with a **WALK-IN**



SHOWER.

Downstairs, the FULLY FINISHED BASEMENT offers a SPACIOUS REC ROOM, perfect for entertaining or family hangouts, along with ANOTHER FULL BATHROOM, great for guests or added privacy.

To top it all off, this home comes with CENTRAL A/C to keep you cool during the summer months and DRIVEWAY PARKING FOR 2 VEHICLES, giving you plenty of space for your family or visitors.

And the location? Youâ€™re just steps from BUS STOPS, SCHOOLS, PARKS, TRAILS, a DOG PARK, SHOPPING, and so much more. If you're looking for VALUE, SPACE, and a GREAT LOCATION, this might just be the perfect match. Book your private tour now!

Built in 1979

**Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2233403                    |
| Price          | \$299,900                   |
| Bedrooms       | 3                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 2                           |
| Half Baths     | 1                           |
| Square Footage | 1,601                       |
| Acres          | 0.05                        |
| Year Built     | 1979                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Active                      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 116 Wallace Place |
| Subdivision | Thickwood         |

|             |               |
|-------------|---------------|
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9H 4P9       |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Driveway, Owned, Parkade, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan                                  |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                      |
| Cooling           | Central Air                                     |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage   |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 1               |
| Zoning         | R1S             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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