

# \$289,900 - 116 Wallace Place, Fort McMurray

MLS® #A2233403

**\$289,900**

3 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.05 Acres

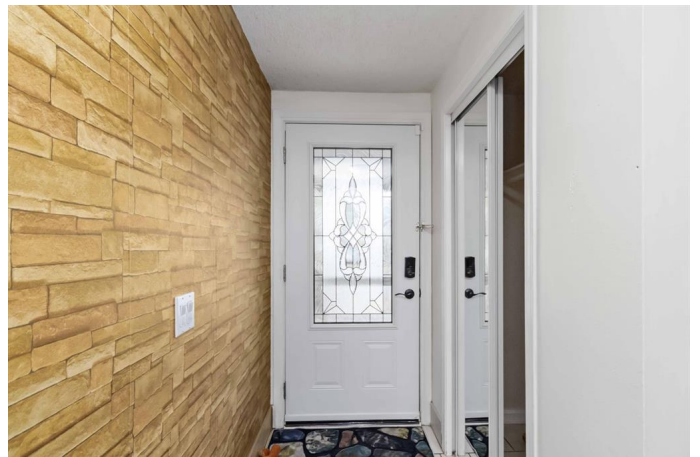
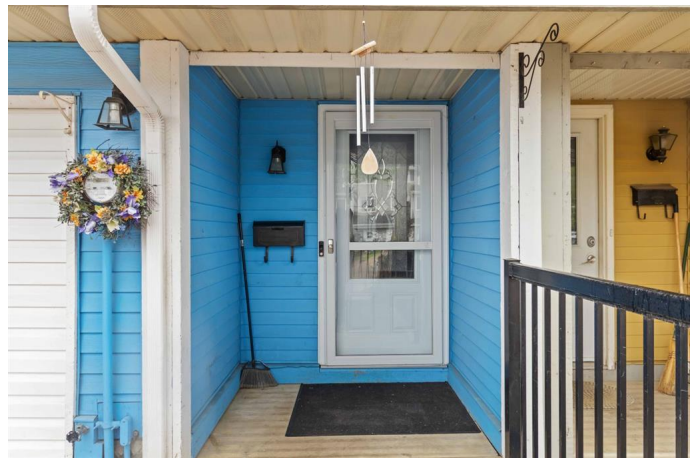
Thickwood, Fort McMurray, Alberta

**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	\$289,900
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, Parkade, Parking Pad, Owned

### **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	83
Zoning	R1S

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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