

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

MLS® #A2233403

**\$299,900**

3 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.05 Acres

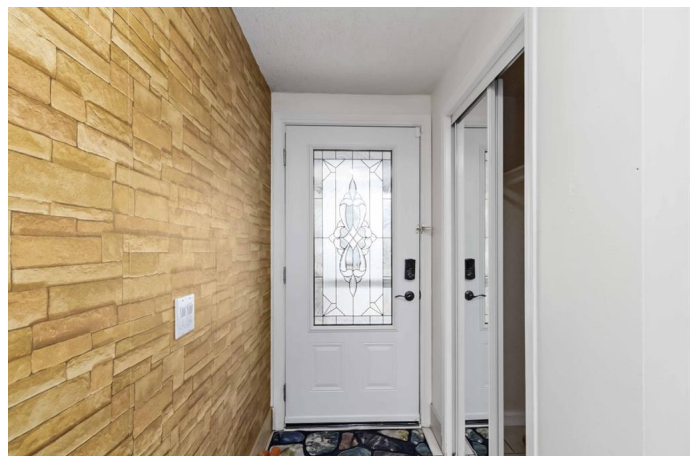
Thickwood, Fort McMurray, Alberta

**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	16
Zoning	R1S

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.