\$279,900 - 116 Wallace Place, Fort McMurray

MLS® #A2233403

\$279,900

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, you're greeted by a long, welcoming foyer. Just off to the left, there'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 you'II 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, you'II find TWO GENEROUSLY SIZED BEDROOMS, plus a LARGE PRIMARY BEDROOMthat 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? You'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 \$279,900

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 Pad, Driveway, Owned, Parkade

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, Low Maintenance Landscape,

Lawn, Landscaped, Private

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 21st, 2025

Days on Market 133 Zoning R1S

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK

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