

# \$199,900 - 136 Wylie Place, Fort McMurray

MLS® #A2213607

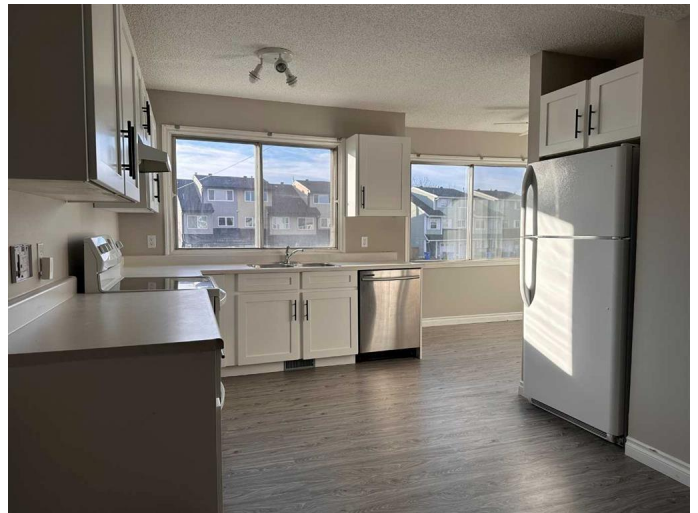
**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,347 sqft

Residential on 0.06 Acres

Thickwood, Fort McMurray, Alberta

Â NO CONDO FEES!!! Move-in Ready with a brand New Hot Water tank! This townhouse features a large living room with patio door access to a wood deck and a fully fenced and landscaped yard with mature trees. The spacious and bright eat-in kitchen with a den/office or a breakfast nook off it as well. The 2pc powder room is also found just off the kitchen. The upper levels have the primary bedroom, two additional good-sized bedrooms and a fully renovated 4pc bathroom. The large living room on the second level is great for the whole family to get together for movie nights. There is direct access to the single attached garage off the main foyer, so you donâ€™t have to deal with the snow thatâ€™s coming. Renoâ€™s/improvements include fresh paint, plumbing work, and a newer lino in some areas. Includes CENTRAL AIR and all appliances. This home is conveniently located in central Thickwood, close to the YMCA, elementary and high schools, amenities, park space and bus routes. Call today to view!



Built in 1979

## Essential Information

MLS® #	A2213607
Price	\$199,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	1,347
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	136 Wylie Place
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4R4

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	66
Zoning	R1S
<b>Listing Details</b>	
Listing Office	ROYAL LEPAGE BENCHMARK



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