

# \$234,900 - 136 Wylie Place, Fort McMurray

MLS® #A2213607

**\$234,900**

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      | \$234,900 |
| 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        22  
Zoning                    R1S

**Listing Details**

Listing Office            ROYAL LEPAGE BENCHMARK



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