



GRASSROOTS
REALTY GROUP

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134 Wylie Place
Fort McMurray, Alberta

MLS # A2332988



\$274,000

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,394 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Converted Garage, Off Street, Parking Pad, Single Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Storage		

Inclusions: Fridge, stove, dishwasher, washer & dryer, basement fridge & microwave, all window coverings.

Welcome to 134 Wylie Place, a rare end-unit townhouse in the heart of Thickwood offering NO CONDO FEES, an impressive 5,200 sq ft pie-shaped lot, and NO REAR NEIGHBOURS for added privacy. This multi-level home features 3 bedrooms, 2.5 bathrooms, and endless potential for first-time buyers, families, or investors looking to enter the market. The upper level is dedicated to the spacious primary bedroom, complete with a convenient adjacent vanity area plus storage space, and a 4-piece bathroom. Just a few steps down are two additional bedrooms overlooking the expansive backyard. The bright and functional main living level offers a kitchen with abundant counter space, a dining area, a versatile breakfast nook or den, and a convenient 2-piece bathroom. The spacious living room opens through patio doors to a two-tier deck and one of the largest fully fenced backyards you'll find with a townhouse - a perfect setting for entertaining, children, pets, or simply enjoying the outdoors. The former attached garage has been thoughtfully converted into additional living space, providing endless flexibility as a family room, games room, home office, gym, or playroom. The basement adds even more versatility with a kitchenette, a 3-piece bathroom, laundry area, and additional storage possibilities. Ideally located within walking distance of schools, parks, shopping, restaurants, entertainment, trail system, and even a dog park, this home offers exceptional convenience in a family-friendly neighbourhood. Affordable, spacious, and packed with potential, this is an excellent opportunity to own a home with a yard rarely found in townhouse living. Schedule your private showing today!