

106 Wylie Place  
Fort McMurray, Alberta

MLS # A2267715



\$190,000

|           |                                                            |        |                   |
|-----------|------------------------------------------------------------|--------|-------------------|
| Division: | Thickwood                                                  |        |                   |
| Type:     | Residential/Other                                          |        |                   |
| Style:    | 4 Level Split                                              |        |                   |
| Size:     | 1,375 sq.ft.                                               | Age:   | 1979 (46 yrs old) |
| Beds:     | 3                                                          | Baths: | 1 full / 1 half   |
| Garage:   | Driveway, Front Drive, Parking Pad, Single Garage Attached |        |                   |
| Lot Size: | 0.05 Acre                                                  |        |                   |
| Lot Feat: | Back Yard, Standard Shaped Lot                             |        |                   |

|             |                    |            |     |
|-------------|--------------------|------------|-----|
| Heating:    | Forced Air         | Water:     | -   |
| Floors:     | Laminate, Linoleum | Sewer:     | -   |
| Roof:       | Asphalt Shingle    | Condo Fee: | -   |
| Basement:   | Full               | LLD:       | -   |
| Exterior:   | Vinyl Siding       | Zoning:    | R1S |
| Foundation: | Poured Concrete    | Utilities: | -   |
| Features:   | See Remarks        |            |     |

Inclusions: AS IS WHERE IS

Welcome to 106 Wylie Place, a fantastic opportunity to own a three-bedroom home with an attached garage, fenced yard, and no condo fees in one of Fort McMurray's most established neighbourhoods. Whether you're a first-time buyer, investor, or someone looking to add your personal touch, this property offers exceptional value and endless potential in a quiet, family-friendly cul-de-sac close to schools, parks, and amenities. The main entry offers convenient access from both the front door and the attached garage. Step up into the bright living room featuring high ceilings and direct access to the fully fenced backyard, a perfect space for pets, kids, or creating your own private outdoor retreat. A few steps up, the spacious kitchen and dining area await, offering plenty of cabinet and counter space, white cabinetry, and large windows that fill the space with natural light. There's even a handy office nook for those who work or study from home that could also be converted into a great reading area or extra kitchen space. The upper levels are home to three bedrooms, including two generous rooms on one floor and a private primary suite on the top level complete with a four-piece bathroom and extra storage at the top of the stairs. Additional features include updated shingles, no carpet throughout, and a storage shed in the backyard. With immediate possession available, 106 Wylie Place is full of potential and ready for its next chapter, a great chance to build equity and create something special in a mature, well-loved community. Schedule your private showing today and see the opportunity for yourself.