

# \$190,000 - 106 Wylie Place, Fort McMurray

MLS® #A2267715

**\$190,000**

3 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0.05 Acres

Thickwood, Fort McMurray, Alberta

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.

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2267715      |
| Price          | \$190,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,375         |
| Acres          | 0.05          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 106 Wylie Place |
| Subdivision | Thickwood       |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9H 4R4         |

**Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 2                                                          |
| Parking        | Driveway, Front Drive, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                          |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|              |             |
|--------------|-------------|
| Appliances   | See Remarks |
| Heating      | Forced Air  |
| Cooling      | None        |
| Has Basement | Yes         |
| Basement     | Full        |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Yard, Standard Shaped Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 14                 |
| Zoning         | R1S                |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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