

\$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

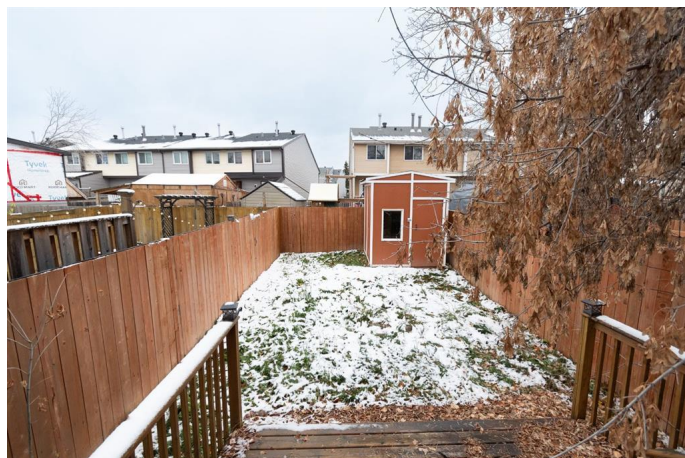
Welcome to 106 Wylie Place, a fantastic opportunity to own a three-bedroom home with an attached garage, fenced yard, and no condo fees in one of Fort McMurray's most established neighbourhoods. Whether you're a first-time buyer, investor, or someone looking to add your personal touch, this property 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
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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	9
Zoning	R1S

Listing Details

Listing Office	The Agency North Central Alberta
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