



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 SILICA Place, Fort McMurray T9H 2Z8**

MLS®#: **A2117426**

Area: **Thickwood**

Listing Date: **03/25/24**

List Price: **\$369,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1973**

Lot Information

Lot Sz Ar:

**6,300 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,348**

Low Sqft:

Ttl Sqft:

**1,348**

DOM

**38**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Standard Shaped Lot,Street Lighting,See Remarks**

**Double Garage Detached,Driveway,Front Drive,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **See Remarks,Storage**

Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`1" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 11`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 3`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 11`11"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 6`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`4" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>20`6" x 12`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`7" x 14`3"</b>
<b>Other</b>	<b>Basement</b>	<b>40`8" x 26`8"</b>

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R1	
Legal Desc:	2625TR		Remarks
Pub Rmks:	<b>Welcome to 140 Silica Place: This bright and spacious 3 bed 2 bath bungalow is ready for immediate possession featuring a detached 28x22 garage, New Appliances, a New Hot Water Tank, New Flooring, New Baseboards, New Trim and Fresh Paint throughout. We begin in the front living room where large windows and white paint on the walls lend themselves to the light and airy feel of the home. Next we find ourselves in the kitchen where you'll discover brand new stainless steel appliances (2023), warm coloured cabinets with black hardware and an abundance of storage and counter space. The dining room is host to a modern chandelier and luxury vinyl plank floors and offers access to the backyard for easy indoor outdoor entertaining and dining. Continuing with the modern aesthetic you'll find the interior doors have been painted black, and new carpet is found in all three bedrooms upstairs (2023). The first bathroom has a great size soaker tub and the primary bedroom is complete with a 3pc ensuite bathroom. The lower level of the home is currently undeveloped and awaits your ideas with endless possibilities of what you can turn this space into. Into the backyard you'll find your future summer oasis. New weeping tile surrounds the home professionally installed by Parker Drainage along with gravel to replace the clay in the ground. Parking for 2 plus extra storage space can be found in the oversized detached garage and the driveway is long enough to store another 3 vehicles or your recreational toys. Schedule a tour today!</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>The Agency North Central Alberta</b>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











