



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**152 SILICA Place, Fort McMurray T9H2Z8**

MLS® #: **A2124837**

Area: **Thickwood**

Listing Date: **04/21/24**

List Price: **\$449,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1976**

Lot Information

Lot Sz Ar:

**8,083 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,157**

Low Sqft:

Ttl Sqft:

**2,157**

DOM

**16**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.0 (2 2)**

Style:

**4 Level Split**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac, No Neighbours Behind, Landscaped  
Double Garage Attached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Baseboard, Boiler, Geothermal, Natural Gas**

Sewer:

Ext Feat:

**Private Yard**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Ceramic Tile, Laminate, Linoleum, Wood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Gas Stove, Microwave, Refrigerator, Stove(s), Washer/Dryer**

Int Feat:

**Kitchen Island**

Utilities:

Room Information

Room

**2pc Bathroom**

**Dining Room**

**4pc Bathroom**

**Bedroom**

**Bedroom - Primary**

**Bedroom**

Level

**Main**

**Second**

**Upper**

**Upper**

**Upper**

**Basement**

Dimensions

**10`4" x 13`2"**

**13`1" x 13`5"**

**13`2" x 17`0"**

**13`1" x 13`5"**

Room

**Living Room**

**Kitchen**

**4pc Ensuite bath**

**Bedroom**

**2pc Bathroom**

**Game Room**

Level

**Main**

**Second**

**Upper**

**Upper**

**Basement**

**Basement**

Dimensions

**17`3" x 13`4"**

**12`11" x 13`2"**

**12`5" x 10`0"**

**19`3" x 14`3"**

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R1**

Legal Desc:

2625TR

Remarks

Pub Rmks:

**Are you looking for a home with character? Great bones? Location in Thickwood with only 1 neighbour directly beside on a quiet cul de sac? 152 Silica Place has room to move in the house and outside! This house is way bigger than it looks from the outside. With over 2100 sqft, this 4 level split is a gem! Upgrades include windows, roof and hot water tank. The large entry way is perfect if you have a large family. The attached garage is a great spot for storage and your vehicles. There are three living room spaces or the basement rec room could also be used as another bedroom. Upstairs the 2nd and 3rd bedrooms have two closets and are really large. The primary bedroom has a mirrored closet, room for king sized bed and a 4 pc ensuite including separate stand up shower and deep tub. The kitchen has tons of counter space with quartz counter tops and tiled back splash. Love to cook with a gas stove? Check! The yard is over 8000 sq ft. Check out the detailed floor plans in the photos. You can see where every sink and shower in the home is. are you ready to say yes to this address?**

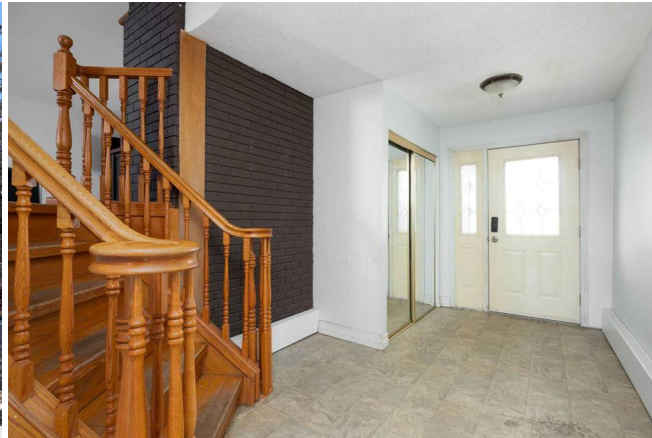
Inclusions:

Property Listed By:

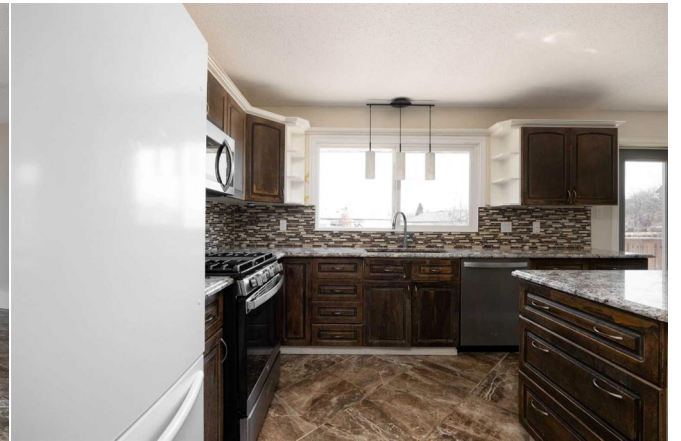
**fridge, stove, dishwasher, microwave, washer, dryer**

**RE/MAX FORT MCMURRAY**

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



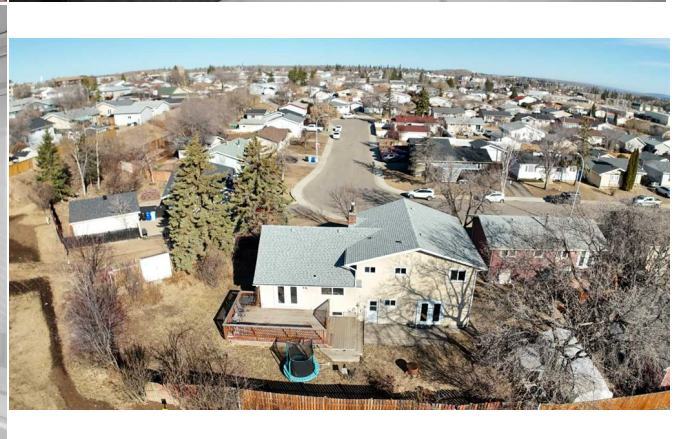
















### 152 Silica Pl, Fort McMurray, AB

Main Floor Exterior Area 535.21 sq ft  
Interior Area 499.70 sq ft  
Excluded Area 502.91 sq ft



PREPARED: 20240620

White regions are excluded from total floor area in OUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

### 152 Silica Pl, Fort McMurray, AB

1st Floor Exterior Area 702.08 sq ft  
Interior Area 692.45 sq ft

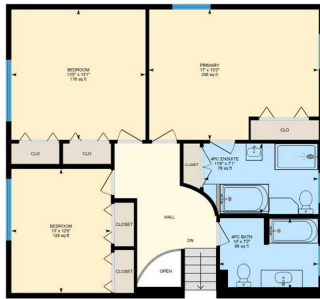


PREPARED: 20240620

White regions are excluded from total floor area in OUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

### 152 Silica Pl, Fort McMurray, AB

2nd Floor Exterior Area 919.30 sq ft  
Interior Area 855.08 sq ft  
Excluded Area 11.76 sq ft



PREPARED: 20240620

White regions are excluded from total floor area in OUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

### 152 Silica Pl, Fort McMurray, AB

Basement (Below Grade) Interior Area 575.51 sq ft



PREPARED: 20240620

White regions are excluded from total floor area in OUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.