



THE
A-TEAM

**RE/MAX
FIRST**

141 SILICA Place, Fort McMurray T9H 2Z9

MLS® #: **A2153341**

Area: **Thickwood**

Listing Date: **07/30/24**

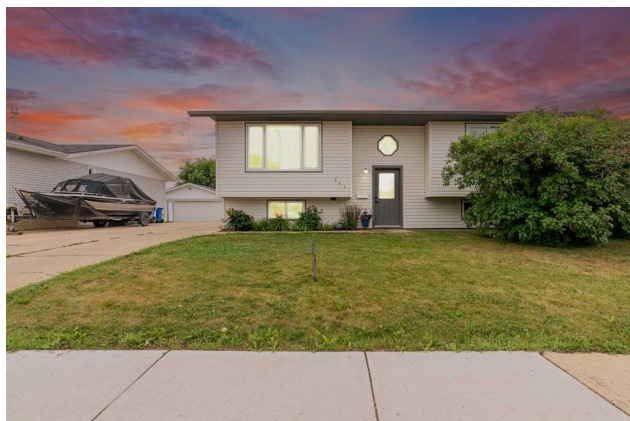
List Price: **\$424,900**

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**

Finished Floor Area
Abv Sqft: **874**
Low Sqft:
Ttl Sqft: **874**

DOM

50
Layout
Beds: **5 (2 3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **6,600 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Garden,Landscaped,Level,Street Lighting,Yard Lights,Private**
Park Feat: **Additional Parking,Double Garage Detached,Driveway,Garage Faces Front,Heated Garage,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`6" x 7`11"
Kitchen	Main	9`10" x 17`11"
Bedroom - Primary	Main	9`10" x 11`11"
Bedroom	Basement	9`1" x 11`3"
Bedroom	Basement	10`9" x 11`1"
Furnace/Utility Room	Basement	7`5" x 10`8"

Room	Level	Dimensions
Bedroom	Main	12`11" x 8`6"
Living Room	Main	13`7" x 13`7"
3pc Bathroom	Basement	7`6" x 4`4"
Bedroom	Basement	15`11" x 12`11"
Storage	Basement	6`4" x 6`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2625TR

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 141 Silica Place located on a quiet street in Thickwood on a 6600 sqft lot. This home offers over +1620 sqft of interior living space including 5 beds, 2 full baths and an oversized heated double garage (29'6" x 25'4") & extra long driveway with ample parking. This home recently underwent major renovations including fresh interior paint, new windows, siding & shingles and comes with A/C!!! The main floor features a bright living room with fresh carpets and an eat-in kitchen with new stainless-steel appliances & access to the rear deck overlooking the beautiful backyard. To finish off this level are two good-sized bedrooms & a 4pc bath with tub/shower combo. The lower level offers 3 more bedrooms plus a 3pc bath and a laundry/utility room. Last but not least, is the large fully fenced backyard with an enclosed garden space, long driveway with RV parking and oversized double garage with additional storage space. Call today to request a showing!

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Air Conditioner, Garage Door Opener.
KIC Realty**

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