



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 SILVERTIP Place, Fort McMurray T9H3B2**

MLS®#: **A2179670**

Area: **Thickwood**

Listing Date: **11/14/24**

List Price: **\$489,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **6,300 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,063**  
Low Sqft:  
Ttl Sqft: **1,063**

DOM

**7**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

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

Access:  
Lot Feat: **Back Yard, Landscaped**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete, Vinyl Siding, Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 13`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`3" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 9`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`1" x 18`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`1" x 10`8"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 6`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 10`8"</b>	<b>Den</b>	<b>Basement</b>	<b>10`0" x 10`10"</b>

Game Room

Basement

21`2" x 26`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2625TR

Zoning:

R1

Remarks

Pub Rmks:

Inclusions:

Property Listed By:

**Remark to Follow**

**Fridge, Stove, Dishwasher. Washer. Dryer Microwave..**

**ROYAL LEPAGE BENCHMARK**

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





















