



THE
A-TEAM

**RE/MAX
FIRST**

125 SILVERTIP Place, Fort McMurray T9H 3B2

MLS®#: **A2180099** Area: **Thickwood** Listing Date: **11/19/24** List Price: **\$399,900**
 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: **6,203 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,137**
 Low Sqft:
 Ttl Sqft: **1,137**

DOM

62
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (1 2)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Street Lighting**
 Park Feat: **Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,RV Access/Parking,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Lighting,Storage**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters,No Animal Home,Storage,Vinyl Windows,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	4`5" x 5`0"
Bedroom	Main	10`8" x 9`8"
Dining Room	Main	13`5" x 9`1"
Living Room	Main	12`0" x 20`7"
2pc Bathroom	Basement	3`8" x 4`9"
Bedroom	Basement	12`6" x 18`0"
Game Room	Basement	23`9" x 23`1"

Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 7`0"
Bedroom	Main	10`8" x 9`4"
Kitchen	Main	13`8" x 2`0"
Bedroom - Primary	Main	12`11" x 10`8"
Other	Basement	5`10" x 9`3"
Laundry	Basement	13`0" x 15`2"

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **2625TR**

Remarks

Pub Rmks: **Welcome to 125 Silvertip Place: This meticulously cared-for bungalow exudes warmth and charm, nestled on a spacious lot next to a utility right of way creating space and privacy. A long driveway offers ample parking for vehicles, campers, or recreational toys, leading to a detached double car garage. The manicured front lawn and backyard add to the inviting curb appeal, complemented by recent updates including New Shingles, Soffits, and Eaves (2022), along with a New Living Room Window (2021) and various cosmetic updates throughout. Step inside to discover the pride of ownership evident throughout this charming bungalow. The main level offers everything you need, beginning with the bright living room adorned with a beautiful wood-burning fireplace featuring a decorative brick face and mantle. Flowing seamlessly into the dining room and adjacent kitchen, this layout provides an ideal space for effortless entertaining and gatherings. The kitchen boasts updated countertops, stainless steel appliances, and well-maintained real wood cabinets. Three bedrooms complete the main level, including a generously sized primary bedroom with its own convenient two-piece ensuite bathroom. An additional updated four-piece bathroom, featuring new floors and tub surround completed in 2020, serves the remaining bedrooms and guests. Descending to the lower level, you'll find further updates including fresh paint and new carpet in the expansive family/recreation room. A wet bar adds a touch of fun to the space, perfect for game nights or cozy movie marathons. A fourth bedroom offers comfortable accommodation for guests, while the laundry room and bathroom are conveniently located in the utility room, alongside ample storage and cupboard space. Nestled in a quiet neighbourhood surrounded by trails, parks, and scenic views, this home offers a peaceful sanctuary for its fortunate inhabitants. Schedule a tour today to experience the tranquility and charm of 125 Silvertip Place.**

Inclusions: **N/A**
 Property Listed By: **The Agency North Central Alberta**

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











