



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 SILVERDALE Garden, Fort McMurray T9J 3S6**

MLS®#: **A2181864**      Area: **Thickwood**      Listing Date: **12/03/24**      List Price: **\$679,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1990**      Abv Sqft: **2,464**  
 Lot Sz Ar: **6,959 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **2,464**

DOM

**18**  
Layout  
 Beds: **7 (4 3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Cul-De-Sac,Landscaped,Many Trees,Street Lighting**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Side By Side**

Utilities and Features

Roof: **Asphalt**      Construction: **Brick,Masonite**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Garage Control(s),Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,High Ceilings,Jetted Tub,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 4`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 10`9"</b>
<b>Den</b>	<b>Main</b>	<b>14`2" x 11`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 14`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 23`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`10" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 14`3"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`9" x 11`5"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`11" x 12`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 12`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 11`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`10" x 13`7"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>9`1" x 13`7"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`2" x 9`1"</b>

Bedroom  
Bedroom  
Game Room

Basement  
Basement  
Basement

11' 4" x 9' 6"  
13' 3" x 12' 1"  
14' 4" x 16' 0"

Bedroom  
Kitchen  
Furnace/Utility Room

Basement  
Basement  
Basement

9' 10" x 13' 5"  
13' 2" x 12' 10"  
12' 10" x 13' 7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**7621355**

Remarks

Pub Rmks:

**This single-family home is in one of the most unique locations in Thickwood Heights. Nestled in a quite cul de sac on a large lot with great curb appeal and a location across the street from the walking trails and the river valley. Close to the bus routs the major schools and shopping. As you come up the walk you will notice the maintenance free exterior the home has had new exterior doors windows and hardy board installed in 2018-2019. Upon entering through the front door you are greeted by an over sized entry way with a coat closet. To the right you have a sunken living room with a cozy gas burning fireplace the perfect place to relax after a long day at work the fireplace is accented with stone acescent by natural stone. To the back of the home, you have over sized eat in open concept kitchen with loads of cupboard and countertop space. Breakfast bars with quart countertops. The kitchen has stainless steel appliances. Espresso coloured cabinets with lighting and glass back splash. Formal dining room, den and main floor laundry with sink finishes of this level. There are 2 ways to access the back yard as well and there you will find a fully fenced yard the perfect place for the kids and pets to roam. There is a shed for additional storage. To get to the second floor you will walk up the nice wide winding staircase and there through the double French doors you will find an over sized master bedroom with Walkin closet and large ensuite with jetted tub and separate tiled shower. The 2 other bedrooms on this level are of a good size and 1-4 pc washroom finishes off this level. The basement is fully developed with 2 more bedrooms a living room separate entrance and small kitchenette. This home has 2 furnaces and AC for those hot summer night to come. Double attached heated Garage. And good size driveway or extra parking.**

Inclusions:

**Existing S/S Fridge , Stove/ oven, Dishwasher, Convection Microwave oven, Washer and Dryer, all blinds, 2 garage door openers, basement washer and dryer, Frigde 1 TV mount in Family room.**

Property Listed By:

**ROYAL LEPAGE BENCHMARK**

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





















