



THE
A-TEAM

**RE/MAX
FIRST**

124 SILICA Place, Fort McMurray T9H 2Z8

MLS® #: **A2214238**

Area: **Thickwood**

Listing Date: **04/25/25**

List Price: **\$475,000**

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

Finished Floor Area

Abv Sqft:

1,111

Low Sqft:

Ttl Sqft:

1,111

Lot Sz Ar:

9,180 sqft

Lot Shape:

DOM

36

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Cleared,Gentle Sloping,Landscaped,Pie Shaped Lot,Street Lighting
220 Volt Wiring,Double Garage Detached,Heated Garage,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Laminate,Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Vinyl Windows**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2625TR

Zoning:

res

Remarks

Pub Rmks:

Welcome to 124 Silica Place! Pride of ownership throughout this lovely property with only 2 owners to date. Now is your time to make it your family home- LUCKY

YOU! This 3 bedroom bungalow features granite countertops, newer s/s appliances, ageless oak cabinets, very spacious front living room allowing tons of natural light and you will LOVE the newly renovated bathroom. Downstairs boasts an extra large family room, 3 piece bathroom, work out room and laundry area. Outside is a haven in its own with over 9000SF pie shape lot backing onto back lane access giving you RV parking in your own back yard with 26' bi-fold gate PLUS did i mention the oversized heated garage with 10' walls and a 16x8 overhead door to fit all your toys? Furnace and Central Air is only 10 yrs old, HWT 1.5 years old, 30 year Shingles only 15 yrs old, newer vinyl windows, pre-plumbed for central vac and comes with a 12x16 shed with power. Located in lower Thickwood, quiet area and great neighbors. Close to bus stops, schools, parks, walking trails and shopping. Absolutely a great property to call HOME!! Check it out TODAY!!

Inclusions:

Property Listed By:

**FRIDGE, STOVE, WASHER, DRYER, DISHWASHER, ALL WINDOW COVERINGS, SHED 12X16, FRIDGE IN GARAGE
RE/MAX Connect**

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





