

# \$399,900 - 125 Silvertip Place, Fort McMurray

MLS® #A2180099

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,137 sqft

Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

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.

Built in 1973

**Essential Information**

MLS® #	A2180099
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,137
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	125 Silvertip Place
Subdivision	Thickwood
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3B2

### Amenities

Parking Spaces	6
Parking	Parking Pad, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, Side By Side, Tandem
# of Garages	2

### Interior

Interior Features	Storage, Vinyl Windows, Laminate Counters, No Animal Home, Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Garage Control(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage, Fire Pit, Lighting
Lot Description	Landscaped, Street Lighting, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	November 19th, 2024
Days on Market	163
Zoning	R1

### Listing Details

Listing Office	The Agency North Central Alberta
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