

# \$449,900 - 124 Silica Place, Fort McMurray

MLS® #A2214238

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.21 Acres

Thickwood, Fort McMurray, Alberta

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 (4TH bedroom potential DS)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 with a cozy wood stove for the cooler nights, 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!!

Built in 1976

## Essential Information

MLS® #

A2214238



|                |             |
|----------------|-------------|
| Price          | \$449,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,111       |
| Acres          | 0.21        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 124 Silica Place |
| Subdivision | Thickwood        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9H 2Z8          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized, RV Access/Parking |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Wood Burning Stove  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard   |
| Lot Description   | Back Lane, Back Yard, City Lot, Cleared, Gentle Sloping, Landscaped, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 57               |
| Zoning         | res              |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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