

# \$475,000 - 124 Silica Place, Fort McMurray

MLS® #A2214238

## \$475,000

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 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 wood stove, 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	\$475,000



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, RV Access/Parking, Oversized
# 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	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, Landscaped, Pie Shaped Lot, Street Lighting, Gentle Sloping
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	3
Zoning	res

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.