

# \$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 | 167                 |
| Zoning         | R1                  |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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