



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

208 Silvertip Place
Fort McMurray, Alberta

MLS # A2244617



\$500,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Pie Shaped Lot, Reverse P		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: SHED

Welcome to 208 Silvertip Place: A beautifully updated bungalow tucked into a quiet Thickwood cul-de-sac on a remarkable 8,884 sq/ft pie-shaped lot. With undeniable curb appeal, modern finishes throughout, parking for ten vehicles, and a detached 24x22 double car garage, this turnkey home offers the space, privacy, and lifestyle you've been waiting for. The freshly landscaped front yard and resurfaced driveway create a welcoming first impression while offering extensive space for parking or recreational storage. Whether you're a hobbyist, outdoor enthusiast, or simply need extra room, this property delivers. The wide driveway leads to a detached double garage, fully finished inside to serve as a man cave, workshop, or additional storage space. Behind the gate, an expansive and fully fenced backyard awaits—lined with mature trees, hydrangeas, and complete with a cozy fire pit area lined with string lights. It's the perfect spot for hosting friends or unwinding in your own private outdoor sanctuary. Both the front and back entries have been freshly painted along with the fence, tying together the home's welcoming aesthetic. Inside, the main living area is bright and modern. A custom fireplace feature wall with a warm wood mantle adds character to the living room, while new luxury vinyl plank flooring, contemporary lighting, and black accents throughout elevate the home's interior design. A stylish gold faucet, new stove, and dishwasher (2022) complement the timeless white cabinetry in the kitchen, adding a perfect touch of contrast and elevation. The main floor offers three well-sized bedrooms and a four-piece bathroom, freshly updated with warm green tones and modern fixtures. The lower level expands your living space with two additional bedrooms, a refreshed laundry area complete with wallpaper accents, built-in storage,

and a laundry sink, plus a spacious family room with custom shelving flanking the TV area. A separate side entrance adds versatility—ideal for guests, a home business, or quick access from the yard. The home has seen numerous updates in recent years including new shingles in 2020, a new furnace in 2018, a hot water tank installed in 2024, and both bathrooms refreshed with new paint and updates within the past five years. Move-in ready and immaculately maintained, this home combines comfort, functionality, and style with an unbeatable yard and parking setup. Schedule your private tour today and see why this Silvertip beauty stands out from the rest.