



GRASSROOTS
REALTY GROUP

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**134 Silver Springs Drive
Fort McMurray, Alberta**

MLS # A2248655



\$439,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,375 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking, RV Ga		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Recessed Lighting, Storage		

Inclusions: N/A

MATURE THICKWOOD GREENSPACE DIAMOND! Sitting on a massive lot with huge potential, this 6-bedroom, 3-bathroom bi-level is a true fixer-upper with flair—the perfect opportunity to create your dream home in one of Thickwood’s most desirable locations, right across from the greenbelt trails. Step inside and instantly see the possibilities. Updates include windows, siding, garage doors, furnace, hot water tank, and appliances. Shingles were updated approximately 7 years ago. A wholesome Thickwood gem ready to be reimagined into a beautiful family home! The layout features an oak eat-in kitchen, a formal dining room, and a cozy family room with a wood-burning fireplace. With tons of closet space, three full bathrooms, and a heated double garage wired with 220, there’s space for everyone and everything. Outdoors, enjoy the extra-large lot with room for gardening, RV parking, a pool, and more. You’ll also love the screened-in cedar deck, additional shed, and plenty of yard for the kids’ swing set—making this property truly special. Close to schools and shopping, this one checks all the boxes: location, space, and endless potential