



**GRASSROOTS**  
REALTY GROUP

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

**212 Silica Place**  
**Fort McMurray, Alberta**

**MLS # A2250528**



**\$450,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Garden, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, OTR MICROWAVE

Well-maintained bungalow with numerous updates and a fully finished basement, backing onto green space. This 4-bedroom, 2.5-bath home offers 1134 sq. ft. of living space with a beautiful backyard featuring mature greenery. Upgrades include front and back doors and basement windows (2024), basement flooring (2024), concrete driveway (2022), siding (2017), basement bathroom (2017), roof (2014), and hot water tank (2016). The main level has been freshly painted and is bright and welcoming. Conveniently located close to schools, shopping, and scenic trails.