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## 212 Silica Place Fort McMurray, Alberta

MLS # A2250528



\$440,000

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

Heating:	Forced Air	Water:	
Floors:	Vinyl Plank	Sewer: -	
Roof:	Asphalt Shingle	Condo Fee: -	
Basement:	Full	LLD: -	
Exterior:	Vinyl Siding, Wood Frame	Zoning: R1	
Foundation:	Poured Concrete	Utilities: -	

Features: 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.