



**208 Silica Place**  
**Fort McMurray, Alberta**

**MLS # A2288038**



**\$489,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 208 Silica Place! This beautifully updated 3-bedroom, 1.5-bathroom bungalow located in Thickwood sits on a spacious 6,500 sq ft lot and offers exceptional value. Extensive upgrades include CENTRAL AIR, new HARDIE BOARD SIDING, ROOF (4 years), new hot water tank (2025), most windows replaced, brand NEW ELECTRICAL throughout with new panel (2025), plus UPGRADED INSULATION &mdash; basement walls framed 2x6 with new insulation, upper walls 2x8 with new insulation, and insulated interior walls and floor system between levels for added comfort and efficiency. The main floor features a bright living room, dedicated dining area, and an updated kitchen complete with new tile flooring, gas stove, and stunning concrete countertops with epoxy finish. The primary bedroom offers a spacious walk-in closet and convenient 2-piece ensuite, while an additional bedroom and full bathroom complete the main level. The fully finished basement provides one more bedrooms, a large rec room, a studio, laundry area, and ample storage space. Enjoy the private yard, deck, and impressive 33' x 21' detached double garage with plenty of parking. Located close to schools, parks, shopping, and walking trails &mdash; this move-in ready home is a must-see.