



**113 Silverdale Garden  
Fort McMurray, Alberta**

**MLS # A2298125**



**\$624,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,484 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot, Street Ligh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Freezer in Garage		

Perfectly situated in the heart of Thickwood and just steps from the Birchwood Trails, this beautifully maintained two-storey home offers over 3,700 sq ft of finished living space on a generous 8,580 sq ft corner lot—where space, comfort, and thoughtful updates come together seamlessly. The main level is designed for everyday living and versatility, featuring multiple living areas that balance function with refined comfort. A bright front sitting area welcomes you in with its vaulted ceiling and large window to draw in the natural light, while a dedicated office provides a quiet and productive workspace. Toward the back of the home, the kitchen is both practical and inviting, featuring stainless steel appliances, ample cabinetry and counter space, and a layout that flows effortlessly into the dining area and warm, inviting family room anchored by a gas fireplace. An additional flex room offers endless versatility—perfect as a playroom, second office, or music room, while a separate laundry room enhances day-to-day ease. New luxury vinyl plank flooring paired with fresh paint throughout the main and upper levels brings a cohesive, modern feel that is completely move-in ready. Upstairs, the home continues to impress with a layout designed for both comfort and privacy. The primary bedroom serves as a true retreat, complete with his and her's spacious walk-in closets, direct views of the front greenbelt, and an ensuite featuring a corner jetted tub, stand-up shower, and generous counter space. Two additional bedrooms and a full bathroom complete the upper level, offering an ideal setup for family living. The fully developed basement continues to expand the home's versatility, offering a spacious rec room ideal for both entertaining and everyday relaxation, along with two additional bedrooms and a full bathroom. A flexible den with plumbing already in place presents the

perfect opportunity to create a custom space—whether it be a wet bar, hobby room, or more storage space. This lower level easily accommodates all of your storage needs without compromising on living space. Step outside to a fully fenced and landscaped expansive yard, complete with a deck, shed, garden and lower patio. Set on an expansive corner lot, there's plenty of space to accommodate a trampoline, pool, or any additions to suit your lifestyle while still leaving plenty of space for everyday enjoyment. The oversized heated garage and spacious driveway ensure ample parking and storage for all your needs. A rare opportunity to own a spacious, thoughtfully updated home in a family friendly neighbourhood in Thickwood, offering the perfect balance of lifestyle, location, and lasting value. Call to book your viewing today!