



GRASSROOTS
REALTY GROUP

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125 Silvertip Place
Fort McMurray, Alberta

MLS # A2123433



\$438,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Storage, Vinyl Windows, Wet Bar		

Inclusions: Garage heater, shed, stand up freezer.

Welcome to 125 Silvertip Place: This meticulously cared-for bungalow exudes warmth and charm, nestled on a spacious lot next to a utility right of way creating space and privacy. A long driveway offers ample parking for vehicles, campers, or recreational toys, leading to a detached double car garage. The manicured front lawn and backyard add to the inviting curb appeal, complemented by recent updates including New Shingles, Soffits, and Eaves (2022), along with a New Living Room Window (2021) and various cosmetic updates throughout. Step inside to discover the pride of ownership evident throughout this charming bungalow. The main level offers everything you need, beginning with the bright living room adorned with a beautiful wood-burning fireplace featuring a decorative brick face and mantle. Flowing seamlessly into the dining room and adjacent kitchen, this layout provides an ideal space for effortless entertaining and gatherings. The kitchen boasts updated countertops, stainless steel appliances, and well-maintained real wood cabinets. Three bedrooms complete the main level, including a generously sized primary bedroom with its own convenient two-piece ensuite bathroom. An additional updated four-piece bathroom, featuring new floors and tub surround completed in 2020, serves the remaining bedrooms and guests. Descending to the lower level, you'll find further updates including fresh paint and new carpet in the expansive family/recreation room. A wet bar adds a touch of fun to the space, perfect for game nights or cozy movie marathons. A fourth bedroom offers comfortable accommodation for guests, while the laundry room and bathroom are conveniently located in the utility room, alongside ample storage and cupboard space. Nestled in a quiet neighbourhood surrounded by trails, parks, and scenic views, this home offers a

peaceful sanctuary for its fortunate inhabitants. Schedule a tour today to experience the tranquility and charm of 125 Silvertip Place.