



**GRASSROOTS**  
REALTY GROUP

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**152 Silica Place**  
**Fort McMurray, Alberta**

**MLS # A2124837**



**\$439,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Baseboard, Boiler, Geothermal, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum, Wood	<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>	Kitchen Island		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer

Are you looking for a home with character? &nbsp; &nbsp;Great bones? &nbsp; Location in Thickwood with only 1 neighbour directly beside on a quiet&nbsp;cul de sac?&nbsp; 152 Silica Place has room to move in the house and outside!&nbsp; This house is way bigger than it looks from the outside.&nbsp; With over 2100 sqft, this 4 level split is a gem!&nbsp; Upgrades&nbsp;include windows, roof and hot water tank.&nbsp;&nbsp;The large entry way is perfect if you have a large family.&nbsp; The attached garage&nbsp;is a great spot for storage and your vehicles.&nbsp;&nbsp;There are three living&nbsp;room spaces or the basement rec room could also be used as another bedroom.&nbsp; Upstairs the 2nd and 3rd bedrooms have two closets and are really large.&nbsp; The primary bedroom has a mirrored closet, room for king sized bed and a 4 pc ensuite including separate stand up shower and deep tub.&nbsp;The kitchen has tons of counter space with quartz counter tops and tiled back splash. Love to cook with a gas stove? Check! The yard is over 8000 sq ft.&nbsp; Check out the detailed floor plans in the photos.&nbsp; You can see where every sink and shower in the home is.&nbsp; are you ready to say yes to this address?