

# \$440,000 - 212 Silica Place, Fort McMurray

MLS® #A2250528

## \$440,000

4 Bedroom, 3.00 Bathroom, 1,135 sqft  
Residential on 0.18 Acres

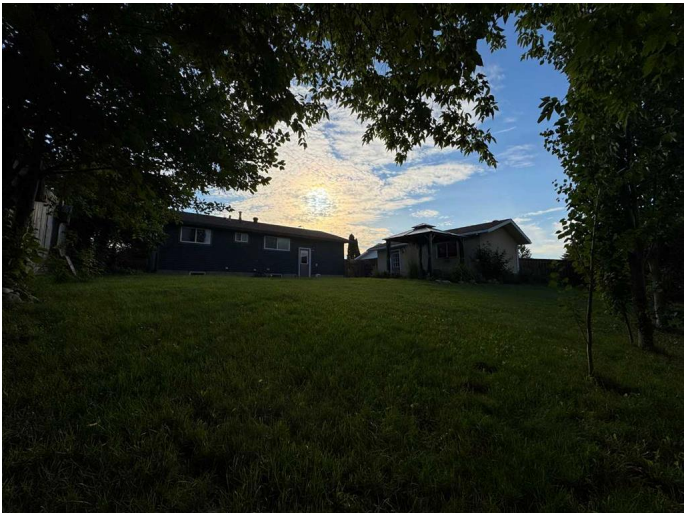
Thickwood, Fort McMurray, Alberta

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.

Built in 1975

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250528    |
| Price          | \$440,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,135       |
| Acres          | 0.18        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 212 Silica Place |
| Subdivision | Thickwood        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9H2Z8           |

## Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Parking Spaces | 3                                                 |
| Parking        | Heated Garage, Off Street, Single Garage Detached |
| # of Garages   | 1                                                 |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | Central Air                                                                |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Yard                                               |
| Lot Description   | Backs on to Park/Green Space, Garden, No Neighbours Behind |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 74                |
| Zoning         | R1                |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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