

# \$365,000 - 220 Silvertip Place, Fort McMurray

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MLS® #A2244643

**\$365,000**

3 Bedroom, 1.00 Bathroom, 1,072 sqft

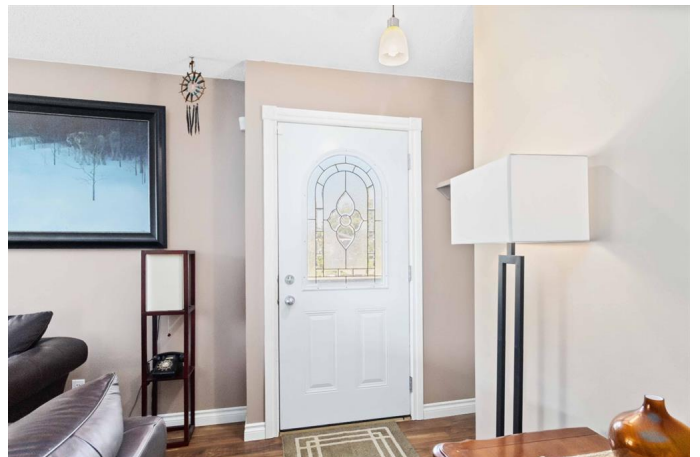
Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 220 Silvertip Place, a charming and well cared for home located in the heart of Thickwood. If you've been looking for a home with incredible curb appeal, an oversized garage, and an unbeatable location, this one checks all the boxes. From the moment you arrive, the mature trees and manicured shrubbery in the large front yard set a warm, inviting tone. A stone walkway leads to the spacious front deck; a perfect place to enjoy your morning coffee and wave to friendly neighbours in this quiet, well established area.

Step inside and you're welcomed by a bright and cozy family room, featuring new luxury vinyl plank flooring and beautiful corner windows that flood the space with natural light. The fully renovated kitchen is a showstopper, complete with solid wood cabinetry, sleek new stainless steel appliances, and a window above the sink offering a peaceful view of the backyard. Ideal for keeping an eye on the kids while you cook. The adjoining dining area is generous in size and ready for both everyday meals and special gatherings.

The main level includes three well sized bedrooms and a stylishly updated 4 piece bathroom, making it ideal for growing families. A convenient side entrance leads to your backyard oasis, where you'll find a beautifully landscaped and incredibly private space with no neighbours behind you. Whether you're entertaining, gardening, or



simply relaxing, this yard offers a peaceful escape. The oversized double detached garage is a true bonus, featuring an extended driveway that provides ample parking for vehicles, toys, or trailers.

Downstairs, the partially finished basement includes a den/office and laundry area, with the rec room and second bathroom awaiting your finishing touches. The sellers have already purchased most of the supplies needed to complete the bathroom, making it that much easier for you to add your personal touch and create the space youâ€™ve always envisioned.

Additional updates include shingles (2010), central air conditioning (2015), fridge (2017), dishwasher (2018), and washer/dryer (2020). Located just steps from schools, the beloved Birchwood Trails, and all the conveniences of Thickwood, this home offers a rare blend of charm, functionality, and location at an affordable price. 220 Silvertip Place is truly a place youâ€™ll want to call home for years to come.

Built in 1974

**Essential Information**

MLS® #	A2244643
Price	\$365,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,072
Acres	0.16
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
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## Community Information

Address	220 Silvertip Place
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3B1

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Garage Door Opener, Off Street, Oversized
# of Garages	2

## Interior

Interior Features	Closet Organizers, See Remarks, Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Few Trees, Garden, Landscaped, Level, No Neighbours Behind, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Days on Market	4
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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