

**148 Silvertip Place  
Fort McMurray, Alberta**

**MLS # A2280101**

**\$395,000**



<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,306 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Laminate Counters, No Smoking Home		

**Inclusions:** Fridge , Stove , Dishwasher, Microwave, Washer, Dryer, all window coverings, A/C unit,

Affordable living at its finest! Welcome to 148 Silvertip Place, ideally situated on a quiet, highly sought-after street close to all amenities. This well-maintained home offers 3 bedrooms on the second floor, including a spacious primary bedroom with two generous closets, along with a recently renovated 5-piece bathroom featuring dual sinks. The main floor showcases a renovated kitchen with updated cabinets, countertops, sink and faucet, stainless steel appliances, a dining area large enough for the whole family, a convenient 2-piece bathroom, and a bright, spacious living room with access to the back deck and landscaped, fully fenced yard. The fully developed basement provides a versatile rec room, perfect for a home office or kids's playroom, along with laundry. Notable upgrades include exterior paint, shingles (2019), front door (2019), patio door (2021), select windows replaced between 2020&ndash;2024, new bathroom tile on the main and second floors (2019), basement flooring (2019), and a full 5-piece bathroom renovation (2019). Additional features include air conditioning, an attached single-car garage, and a 6,300 sq. ft. lot. A fantastic opportunity in a peaceful location&mdash;call today for your personal showing!