

**148 Silvertip Place
Fort McMurray, Alberta**

MLS # A2280101

\$395,000



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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' playroom, along with laundry. Notable upgrades include exterior paint, shingles (2019), front door (2019), patio door (2021), select windows replaced between 2020–2024, 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—call today for your personal showing!