

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

MLS® #A2244643

\$365,000

3 Bedroom, 1.00 Bathroom, 1,072 sqft

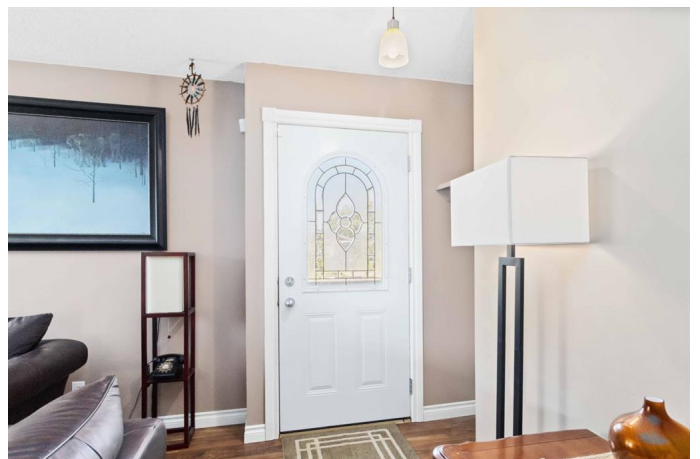
Residential on 0.16 Acres

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

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 9
Zoning R1

Listing Details

Listing Office COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.