

\$429,999 - 116 Silvanus Crescent, Fort McMurray

MLS® #A2246422

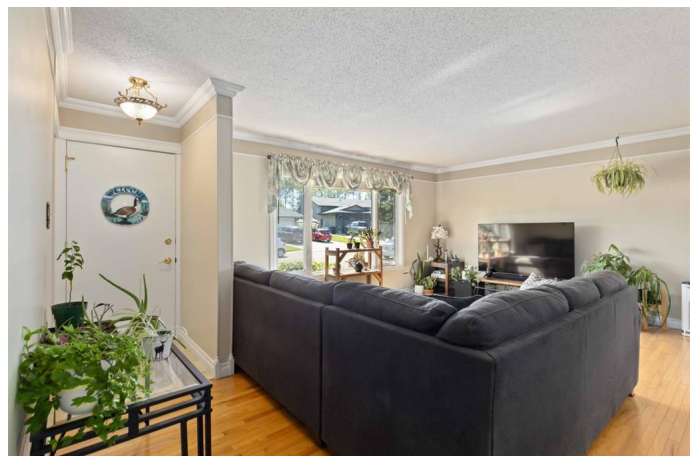
\$429,999

3 Bedroom, 3.00 Bathroom, 1,141 sqft

Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

4-BEDROOM HOME! 3 up, 1 down! Welcome to 116 Silvanus Crescent: A Hidden Gem in Lower Thickwood! Tucked away from the hustle and bustle of Fort McMurray, this beautifully maintained BUNGALOW offers a rare combination of PRIVACY, ELEGANCE, and FUNCTIONALITY. Backing onto GREEN SPACE WITH NO NEIGHBOURS BEHIND, it's the peaceful escape you've been searching for. From the moment you arrive, the LONG DRIVEWAY perfect for MULTIPLE VEHICLES sets the tone. The IMMACULATELY landscaped yard hints at the PRIDE OF OWNERSHIP you'll find throughout. Step inside to a warm and inviting main floor featuring HARDWOOD FLOORING, CROWN MOULDING, and a soft, NEUTRAL PALETTE accented with HUNTER DOUGLAS BLINDS and COORDINATED TRIM AND DOORS. The spacious living room is flooded with NATURAL LIGHT, and the dining area easily accommodates a LARGE TABLE for hosting family and friends. The kitchen is a standout, GENEROUSLY SIZED with an abundance of UPPER AND LOWER CABINETRY and enough space to add a KITCHEN ISLAND if desired. There are THREE MAIN FLOOR BEDROOMS, all with CUSTOM CLOSET ORGANIZERS, including a PRIMARY BEDROOM WITH ENSUITE. Downstairs, the FULLY DEVELOPED BASEMENT is truly a showstopper. You'll find a FLEX ROOM perfect for a HOME GYM, PLAY AREA or HOME OFFICE, another



bedroom, and a LARGE FAMILY ROOM complete with a BAR, GAS FIREPLACE, and CUSTOM STONE MANTLE. The SPA-LIKE BATHROOM RETREAT features a JETTED TUB and HEATED TILE FLOORS, a LUXURIOUS TOUCH youâ€™ll especially appreciate during Fort McMurray winters. In the summer, enjoy the comfort of CENTRAL A/C and take advantage of the EXTENSIVE TRAIL SYSTEM just steps away, with SCHOOLS ONLY BLOCKS AWAY. Step out the BACK DOOR and into your very own PRIVATE OASIS, a 7150+ sqft lot designed for both relaxation and function. The backyard is FULLY FENCED and features a 3-SEASON SCREENED-IN GAZEBO, an IN-GROUND SPRINKLER SYSTEM, and a 23.5' x 15.4' DETACHED GARAGE, perfect for additional storage or a workshop. This home truly checks all the boxes, LOCATION, PRIVACY, SPACE, and UPGRADES all on a beautifully manicured lot in one of Fort McMurrayâ€™s most sought-after neighbourhoods. Whether you're entertaining, relaxing, or enjoying nature just steps from your door, 116 Silvanus Crescent offers a LIFESTYLE YOUâ€™LL FALL IN LOVE WITH. Donâ€™t miss your chance to own this hidden gem, book your private tour today!

Built in 1975

Essential Information

MLS® #	A2246422
Price	\$429,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,141
Acres	0.16
Year Built	1975

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	116 Silvanus Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3A8

Amenities

Parking Spaces	6
Parking	Additional Parking, Driveway, Garage Faces Front, Off Street, On Street, Outside, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Jetted Tub
Appliances	Bar Fridge, Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Dog Run, None, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

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