



GRASSROOTS
REALTY GROUP

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100 Silica Place
Fort McMurray, Alberta

MLS # A2316335



\$469,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,248 sq.ft.	Age:	1983 (43 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

Inclusions: 2 Fridges, stove, dishwasher, OTR Microwave, Washer, Dryer

Did you ever hear a song, or smell a smell and it takes you back to the neighborhood you grew up in ? 100 Silica Place is your house, your friends house or that house down the street that gave out the best candy at Halloween. Located on a large corner lot, on a tree lined street, this home features a large wrap around deck at the front that takes you to a huge side yard. Inside you will find a modernized floor plan that opened up a massive living room, dining room and kitchen area. The kitchen features stainless steel appliances, newer cabinets and a large island with eating space. You can keep an eye on the kids in the side yard through the large dining room window. This floor features 2 kids bedrooms and a good size primary bedroom with plenty of closet space and built in shelving. Main floor bath features a jetted tub and separate stand up shower. Downstairs can be used as a three bedroom suite as it has its own entrance, another 4 pce bathroom, kitchen and living area or the whole basement could be used as part of your home. There's a large utility room as well as a huge storage/work room. Saving the best for last is the 30x19 attached garage/shop, its every gear heads dream. The possibilities are endless with this space. The Silin Forest / Silver Springs neighbourhood is a desirable location for its proximity to elementary and high schools, grocery stores. You can walk or ride your bike to Dairy Queen or McDonalds. Parks , playgrounds, green belts, bike trails and Ross Hennigar park are steps away. Start making new memories today!