

# **\$524,900 - 122 Silver Springs Drive, Fort McMurray**

MLS® #A2194060

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,731 sqft

Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

1731 SQFT HOME BUILT IN 1990. Nestled in a well-established neighborhood known for its peaceful streets and mature trees, this 1,731 sq. ft. home offers the perfect balance of character and modern convenience. Built in 1990, it provides the space and layout ideal for family living while being surrounded by the serenity of a long-standing community. Step onto the inviting front porch with a function built-in bench for backpacks and winter gear. Inside, the spacious living room features a cozy gas fireplace, seamlessly connecting to the dining area and a beautifully updated kitchen. Rich, dark cabinetry extending to the ceiling, granite countertops, built-in double ovens, induction cooktop, and full-size fridge and freezer make this kitchen both stylish and functional. Just off the dining room, an enclosed 3-season room offers a peaceful retreat overlooking the large backyard—ideal for kids to play or for hosting gatherings. The main floor also features a convenient laundry room and access to the heated double attached garage. Hardwood flooring flows throughout the main level and continues up the stairs, leading to three generously sized bedrooms. The primary suite overlooks the backyard and has a walk-in closet and a 4-piece ensuite. A second 4-piece bathroom completes this level. The basement provides additional living space with a large rec room, a fourth bedroom (previously used as a gym), rough-ins for an additional bathroom, and a spacious storage room. Outside, the



beautifully landscaped, low-maintenance front yard features paving stone retaining walls and a patio with a raised flower bed. A stone walkway leads to the expansive backyard, complete with a ground-level stone patio off of the enclosed deck, a shed, raised garden boxes, and even enough space for a backyard rink in the winter! Located in a quiet, family-friendly neighborhood with mature surroundings, this home is a rare find for those seeking for a large home in Thickwood. Additional updates include central A/C (2023), hot water on demand (2023), shingles (2016), and a water softener. Ready to enjoy the best of both worlds? Schedule your showing today!

Built in 1990

**Essential Information**

MLS® #	A2194060
Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,731
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	122 Silver Springs Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3S8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Window Coverings, Oven-Built-In, Freezer, Induction Cooktop, Washer, Water Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	March 26th, 2025
Days on Market	49
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
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