

# \$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, Induction Cooktop, Refrigerator, See Remarks, Washer, Window Coverings, Oven-Built-In, Freezer, 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, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Wood Frame                       |
| Foundation        | Wood   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 30               |
| Zoning         | R1               |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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.