



THE
A-TEAM

**RE/MAX
FIRST**

180 SILIN FOREST Road, Fort McMurray T9H 3A4

MLS®#: **A2113567**

Area: **Thickwood**

Listing Date: **03/06/24**

List Price: **\$285,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$25k, 26-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Full Duplex

City/Town:

Fort McMurray

Year Built:

1974

Lot Information

Lot Sz Ar:

4,739 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

748

Low Sqft:

Ttl Sqft:

748

DOM

64

Layout

Beds:

1 (1)

Baths:

1.0 (1 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

See Remarks

Utilities:

Room Information

Room

Bedroom - Primary

Level

Main

Dimensions

10`4" x 14`11"

Room

4pc Bathroom

Level

Main

Dimensions

8`0" x 5`0"

Legal/Tax/Financial

Title:

Leasehold

Legal Desc:

4596TR

Zoning:

R2

Remarks

Pub Rmks:

PRICED TO SELL - This amazing starter home close to schools, shopping, and amenities is one you won't want to miss viewing! YOUR new home has 1 bedroom up, 2 bedrooms down, a rec room in the basement that can be used as a primary bedroom. It is fully fenced, has a double detached partially finished garage that awaits

Inclusions:
Property Listed By:

your man cave / she cave ideas! Get in before it's gone....
N/A
SELLER DIRECT NORTHERN HOMES REALTY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







