



THE
A-TEAM

**RE/MAX
FIRST**

148 SILIN FOREST Road, Fort McMurray T9H 3A1

MLS®#: **A2161076** Area: **Thickwood** Listing Date: **09/05/24** List Price: **\$314,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Fort McMurray**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **46,748 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,See Remarks**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **736**
 Low Sqft:
 Ttl Sqft: **736**

DOM

13
Layout
 Beds: **4 (1 3)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Wood Frame,Wood Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Freezer,Range Hood,Refrigerator,Stove(s),Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`11"	Dining Room	Main	8`4" x 8`11"
Kitchen	Main	8`4" x 10`4"	Living Room	Main	12`0" x 16`3"
Bedroom - Primary	Main	14`10" x 10`4"	4pc Bathroom	Lower	5`0" x 8`3"
Bedroom	Lower	8`4" x 9`8"	Bedroom	Lower	11`0" x 9`7"
Bedroom	Lower	11`0" x 15`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4596TR

Zoning:
R2

Remarks

Pub Rmks: **Discover this move in ready, 4 bedroom 2 bathroom half-duplex with a double detached heated garage. Enjoy the convenience of being close to parks, schools, restaurants, walking trails, the bike park, and all the amenities that lower Thickwood has to offer—all at an affordable price. The main level boasts a spacious living area with a patio that opens to a front deck. The upper level is home to a sizeable master bedroom, while the lower level offers three additional bedrooms, allowing for flexible use—whether as bedrooms, a secondary living room, office or play space. The double detached heated garage provides secure parking and additional storage, with extra space to park a vehicle or utility trailer next to the garage. This property is an excellent starter home or investment opportunity, offering both comfort and versatility in a convenient location.**

Inclusions: **None**
Property Listed By: **Initia Real Estate**

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