



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #119, Fort McMurray T9H 3S5

MLS® #: **A2161713** Area: **Wood Buffalo** Listing Date: **09/07/24** List Price: **\$225,000**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **1976**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,562**
 Low Sqft:
 Ttl Sqft: **1,562**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **3 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat:
 Park Feat: **Back Yard
 Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Closet Organizers,High Ceilings,Pantry,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`10" x 10`5"	Hall	Second	32`0" x 32`0"
Living Room	Second	19`7" x 11`6"	2pc Bathroom	Third	6`11" x 4`7"
Dining Room	Third	12`5" x 10`3"	Kitchen	Third	12`4" x 10`10"
Pantry	Third	36`0" x 36`0"	5pc Bathroom	Level 4	8`11" x 7`5"
Bedroom	Level 4	10`4" x 10`4"	Bedroom	Level 4	8`11" x 13`8"
Bedroom - Primary	Level 4	12`3" x 10`11"	Walk-In Closet	Level 4	7`0" x 13`4"
Game Room	Basement	18`6" x 7`2"	Storage	Basement	2`0" x 9`8"

Furnace/Utility Room

Basement

6'2" x 4'8"

Legal/Tax/Financial

Condo Fee:
\$607

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc:

7822583

Remarks

Pub Rmks:

Welcome to #119-400 Silin Forest Road, nestled in the family-friendly community of Thickwood Heights in Fort McMurray, Alberta. This move-in ready, fully renovated END-UNIT, townhome is perfect for first-time homebuyers, young families, or savvy investors looking for a stunning, low-maintenance property in an unbeatable location. The show-stopper of this home is the gorgeous white kitchen, featuring sleek quartz countertops, modern black pulls, a stylish white subway tile backsplash, beautiful wood floating shelves, and stainless steel appliances. A striking shiplap wall and a beautiful black barn door open up to a massive walk-in pantry, offering ample shelving and storage space. The adjacent full-sized dining room overlooks the large living room with soaring ceiling heights, providing an airy and open feel. Step outside to your fenced, exclusive-use backyard with full decking (a rarity for townhome units in Fort McMurray), it makes for great space for kids to play, pets to roam, or simply to relax and unwind. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary suite that boasts a massive walk-in closet. This versatile space is so generous that it could easily double as a nursery, home office, workout area, or craft nook. A full bathroom on the upper level and a convenient half bath on the main floor ensure that everyone's needs are met. Neutral paint and updated flooring/light fixtures throughout complete the aesthetic of this home. The developed basement offers a versatile flex space and houses private laundry facilities, adding to the convenience and functionality of this lovely home. Additional features include a single attached garage, providing both parking and extra storage. Location is everything, and this property delivers! Enjoy walking distance to all major amenities, including schools, grocery stores, restaurants, and shops. Whether you're starting out, growing your family, or seeking an excellent investment opportunity, #119-400 Silin Forest Road is the perfect place to call home. Don't miss your chance to own this incredible property in a prime location!

Inclusions:

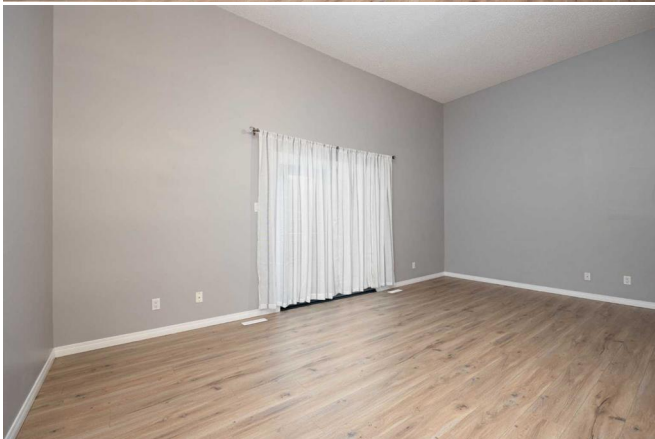
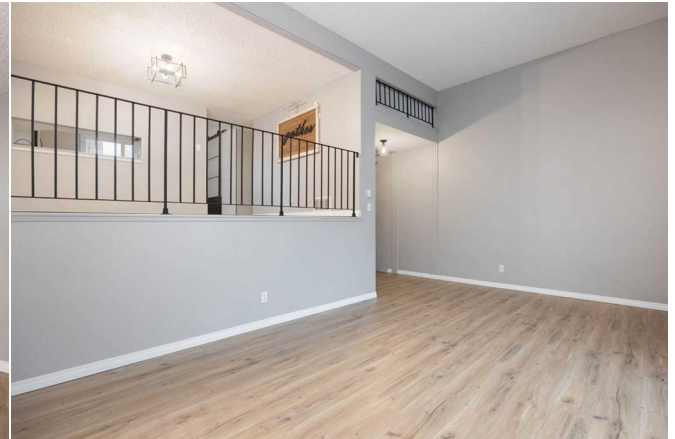
s/s refrigerator, s/s stove, s/s OTR microwave, washer, dryer

Property Listed By:

EXP REALTY

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





119-400 Silin Forest Rd, Fort McMurray, AB

Main Building: Total Exterior Area Above Grade 1962.01 sq ft



1st Floor
Exterior Area 18.31 sq ft

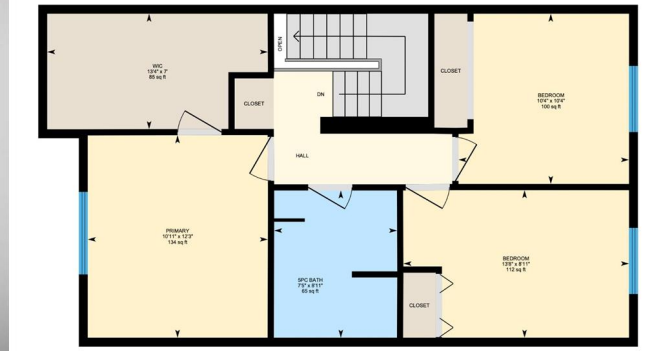
2nd Floor
Exterior Area 205.02 sq ft

3rd Floor
Exterior Area 442.18 sq ft



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4th Floor Exterior Area 716.50 sq ft
Interior Area 655.50 sq ft
Excluded Area 4.50 sq ft



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Basement (Below Grade) Exterior Area 304.43 sq ft
Interior Area 260.10 sq ft

