

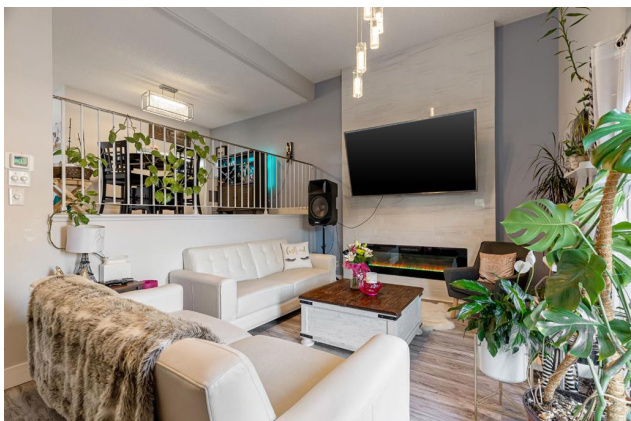


THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #68, Fort McMurray T9H 3S5

MLS®#: **A2166222** Area: **Thickwood** Listing Date: **09/16/24** List Price: **\$220,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **1976**

Finished Floor Area
 Abv Sqft: **1,363**
 Low Sqft:
 Ttl Sqft: **1,363**

Lot Information

Lot Sz Ar:
 Lot Shape:

DOM

96
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting, Views**
 Park Feat: **Asphalt, Parking Pad, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Mixed**
 Flooring: **Laminate**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
 Int Feat: **Closet Organizers, No Smoking Home, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`11" x 4`10"	Dining Room	Main	12`0" x 10`0"
Kitchen	Main	11`11" x 10`10"	Living Room	Main	19`2" x 16`11"
4pc Bathroom	Second	8`6" x 7`5"	Bedroom	Second	10`3" x 10`4"
Bedroom	Second	8`6" x 13`8"	Bedroom - Primary	Second	12`0" x 10`11"
Walk-In Closet	Second	6`10" x 13`3"	Den	Basement	11`2" x 13`3"
Laundry	Basement	6`9" x 10`9"			

Legal/Tax/Financial

Condo Fee:
\$607

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **7822583**

Remarks

Pub Rmks: **Welcome to 68-400 Silin Forest! The unit is located just in front of a beautiful green space and FATHER MERCREDI HIGH SCHOOL! Unit is on the MAIN ROAD and has been RECENTLY RENOVATED from NEW FLOORING/PAINT/BATHROOM UPDATES and much More. The FEATURE WALL will take your breath away Boosting a 75 Inch TV installed above a beautiful fireplace and Tile from the floor to the ceiling. This property is a must see 3 BEDROOM/2 BATHROOM, including a LARGE WALK-IN CLOSET in PRIMARY BEDROOM, the basement was finished for a PERFECT WORK SPACE or EXTRA LIVING SPACE. Let's no forget the ATTACHED GARAGE and the FENCED BACKYARD. The kitchen has a DISHWASHER and a SUPER LARGE PANTRY for all of your cooking needs. On top of everything the property has A/C for those hot Summer days. WALKING DISTANCE from THICKWOOD CORE (SHOPPERS, SOBEYS, SAVE ON, AND MUCH MORE). Don't miss the opportunity to come view this Affordable Townhouse and book your showing today before its too late!**

Inclusions:
Property Listed By: **N/A
KIC Realty**

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







