



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

**138**  
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>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 4`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 10`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`6" x 7`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`6" x 13`8"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`10" x 13`3"</b>
<b>Laundry</b>	<b>Basement</b>	<b>6`9" x 10`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 16`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 10`11"</b>
<b>Den</b>	<b>Basement</b>	<b>11`2" x 13`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$494**

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**







