



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #134, Fort McMurray T9H 3S5

MLS® #: **A2168229**

Area: **Thickwood**

Listing Date: **09/25/24**

List Price: **\$215,000**

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: **1978**

Finished Floor Area
Abv Sqft: **1,331**
Low Sqft:
Ttl Sqft: **1,331**

DOM

69
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

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**
Sewer:
Ext Feat: **Playground,Private Yard**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Refrigerator,Washer/Dryer**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`10" x 4`6"
Kitchen	Main	11`11" x 10`11"
Foyer	Second	6`9" x 10`5"
Bedroom	Second	11`11" x 8`7"
Bedroom - Primary	Second	19`2" x 11`4"

Room	Level	Dimensions
Dining Room	Main	12`0" x 10`1"
Living Room	Main	19`1" x 11`7"
4pc Bathroom	Second	8`7" x 7`5"
Nursery	Second	6`10" x 13`4"
Furnace/Utility Room	Basement	19`3" x 13`7"

Legal/Tax/Financial

Condo Fee:
\$569

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **7822583**

Remarks

Pub Rmks: **Introducing 134-400 Silin Forest Road! This move-in ready townhome has been pristinely maintained by its long-term tenants and has seen some tasteful renovations in recent years including ceramic tile and laminate wood floors, updated light fixtures and a newer hot water tank. The main level is open and airy featuring vaulted ceilings and access to the fully fenced, low maintenance back yard. The generously sized dining area overlooks the living room tying the two spaces together and making an ideal place for entertaining. The kitchen is spacious and functional featuring ample cabinet space and a roomy pantry. Upstairs there are 2 spacious bedrooms and a full bathroom. In addition, this level boasts a versatile third room which is currently being used as a nursery and could easily be converted into an office or extra storage room. A single-car garage and tidy basement complete this well-kept home. The current tenants would be willing to stay should the new owners be interested, making this a fantastic potential investment opportunity. The current condo fee for this unit is \$569.45/monthly.**

Inclusions:
Property Listed By: **Blinds
COLDWELL BANKER UNITED**

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







