



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: **1,477**  
Low Sqft:  
Ttl Sqft: **1,477**

DOM

**27**  
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: **Back Yard**  
Park Feat: **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: **See Remarks**  
Utilities:

Room Information

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

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

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 capacious 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**













