



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #4, Fort McMurray T9H 3S5

MLS®#: **A2169795**

Area: **Thickwood**

Listing Date: **10/02/24**

List Price: **\$187,400**

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: **1,576**
Low Sqft:
Ttl Sqft: **1,576**

DOM

49
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Refrigerator,See Remarks,Stove(s),Washer**
Int Feat: **Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`11" x 10`4"	Living Room	Second	19`3" x 11`7"
Dining Room	Third	12`0" x 9`11"	2pc Bathroom	Third	
Kitchen	Third	12`0" x 10`10"	4pc Bathroom	Level 4	
Bedroom - Primary	Level 4	12`0" x 11`0"	Bedroom	Level 4	8`8" x 13`8"
Bedroom	Level 4	10`4" x 10`4"			

Legal/Tax/Financial

Condo Fee:
\$607

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **7822583**

Remarks

Pub Rmks: **Welcome to 4-400 Silin Forest Rd backing onto a playground and park. Upon entry, you'll be greeted by a spacious foyer, granting access to the garage, stairs leading to the laundry and utility room below, or upstairs to the second level. The living room takes center stage, boasting lofty ceilings that seamlessly connect to the dining room above. You will find it impossible not to fall in love with the abundant brightness and airiness of this property. The expansive kitchen offers a butler's pantry, offering extra storage for your convenience. Additionally, a 2-piece half bathroom is located on the main floor. On the fourth level, you'll discover a well-appointed 4PC main bathroom and 3 generously sized bedrooms, with the primary bedroom enjoying a massive walk in closet. Off the living room is a fenced backyard which is perfect for kids. Speaking of kid's this unit backs onto the park and playground and there is an onsite daycare in the common area building. This unit has been well maintained and boasts neutral paint colours throughout. Condo fees were just lowered to \$607.41/month. Its proximity to key amenities such as Save on Foods, Father Mercredi High School, Shopper's Drug Mart, and convenient bus access make it a prime location. This property is priced to sell and is expected to be in high demand. Don't miss your opportunity to call this beautiful home yours, so call today to schedule a viewing and explore all that it has to offer!**

Inclusions: **Dryer, Refrigerator, Stove, Washer**
Property Listed By: **RE/MAX FORT MCMURRAY**

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







