



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #71, Fort McMurray T9H 3S5

MLS® #: **A2174420**

Area: **Thickwood**

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

List Price: **\$197,500**

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**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,401**
Low Sqft:
Ttl Sqft: **1,401**

DOM

29
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	19`6" x 22`3"	2pc Bathroom	Third	
Dining Room	Third	12`4" x 10`0"	Kitchen	Third	12`4" x 10`9"
4pc Bathroom	Level 4		Bedroom	Level 4	8`11" x 13`8"
Bedroom	Level 4	10`4" x 10`2"	Bedroom - Primary	Level 4	12`5" x 10`11"
Walk-In Closet	Level 4	6`11" x 13`5"	Furnace/Utility Room	Basement	19`0" x 13`6"

Legal/Tax/Financial

Condo Fee: \$608	Title: Fee Simple Fee Freq: Monthly	Zoning: R3
Legal Desc:	7822583	

Remarks

Pub Rmks: **Beautifully updated END UNIT Thickwood townhome with attached garage & rear fenced yard. As you enter this home you are greeted by a spacious foyer with closet, here you can enter the attached garage. Head up to the next level and you will find a large living room with patio access to the quaint rear yard. Moving up to level 2 there is a large dining room overlooking the living area, a bright kitchen with big pantry and a half bathroom finishes off this level. Up to the top floor there are 3 good sized bedrooms, primary hosting a large walk-in closet and a full main bathroom. Laundry and storage are found in the basement of this home with potential to finish the space. Updates include: new carpet on stairs 2024, laminate flooring throughout, new washer/dryer 2024, new fridge 2023, new bathroom countertops 2024, upper bathroom new cabinetry 2024, updated LED light fixtures. This is a great property in a great location, be sure to book your viewing today!**

Inclusions: **FRIDGE, STOVE, WASHER, DRYER**

Property Listed By: **EXP REALTY**

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







