



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**400 SILIN FOREST Road #72, Fort McMurray T9H 3S5**

MLS®#: **A2177595**

Area: **Thickwood**

Listing Date: **11/29/24**

List Price: **\$199,900**

Status: **Pending**

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: **1,383**

Low Sqft:

Ttl Sqft: **1,383**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**122**

Layout

Beds: **3 (3 )**

Baths: **1.5 (1 1)**

Style: **3 (or more) Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Cul-De-Sac,Interior Lot,Landscaped,Street Lighting**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **High Ceilings,Laminate Counters,No Animal Home,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Second	19`4" x 11`6"
Dining Room	Third	12`2" x 9`9"
5pc Bathroom	Level 4	8`8" x 7`5"
Bedroom	Level 4	10`4" x 10`4"
Walk-In Closet	Level 4	6`11" x 13`4"
Furnace/Utility Room	Basement	6`1" x 3`3"

Room	Level	Dimensions
2pc Bathroom	Third	7`1" x 4`8"
Kitchen	Third	12`2" x 10`10"
Bedroom	Level 4	8`8" x 13`8"
Bedroom - Primary	Level 4	12`2" x 11`0"
Game Room	Basement	18`2" x 13`0"

Legal/Tax/Financial

Condo Fee:  
**\$607**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **7822583**

Remarks

Pub Rmks: **Welcome to 72, 400 Silin Forest Road - a move-in ready, fully developed townhouse Home in the Heart of Thickwood at an affordable price of under \$200K! This charming 3-bedroom, 1.5-bathroom home is the perfect choice for families seeking comfort, convenience, and a space that's well maintained! Nestled in the heart of Thickwood, this property is ideally situated within walking distance to schools, parks, and all the amenities your family needs for day-to-day living. The spacious main living area features high ceilings that enhance the sense of openness, while the well sized kitchen and dining space overlook the cozy living room below. The kitchen is equipped with sleek stainless steel appliances, plenty of cabinetry, a pantry for added storage, and even space to add an island in the future. Upstairs, you'll find three generously sized bedrooms, including the primary bedroom, which boasts a walk-in closet large enough for all your storage needs. The 5-piece main bathroom on this level is thoughtfully designed with dual sinks, ample cabinetry, and enough counter space to make busy mornings stress-free. The fully finished basement offers a versatile area for a family room, playroom, or home office, giving you the flexibility to customize the space to suit your lifestyle. With an attached garage, fully fenced in yard and located in a quiet cul-de-sac within this complex, you won't want to miss the opportunity to make this affordable home yours! Call to book your viewing today!**

Inclusions: **Refrigerator, OTR Microwave, Stove, Dishwasher, Washer, Dryer, All Existing Window Coverings, Curtain Rods and Curtains, TV Mounts, Garage Door Opener, Mail Key**

Property Listed By: **EXP REALTY**

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





