



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**400 SILIN FOREST Road #141, Fort McMurray T9H 3S5**

MLS®#: **A2183081**

Area: **Thickwood**

Listing Date: **12/12/24**

List Price: **\$180,000**

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: **1976**

Finished Floor Area  
Abv Sqft: **1,514**  
Low Sqft:  
Ttl Sqft: **1,514**

DOM

**9**  
Layout  
Beds: **4 (4 )**  
Baths: **2.0 (1 2)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Street Lighting**  
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Pantry,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>21`0" x 11`4"</b>
<b>Dining Room</b>	<b>Third</b>	<b>13`10" x 9`4"</b>
<b>2pc Ensuite bath</b>	<b>Level 4</b>	<b>5`0" x 4`6"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>12`9" x 15`5"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>10`4" x 13`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Third</b>	<b>14`0" x 13`5"</b>
<b>2pc Bathroom</b>	<b>Third</b>	<b>6`8" x 4`6"</b>
<b>4pc Bathroom</b>	<b>Level 4</b>	<b>10`4" x 4`10"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>7`10" x 13`11"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>10`4" x 9`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$655**

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

Zoning:  
**R3**

Legal Desc: **7822583**

Remarks

Pub Rmks: **Discover your NEW home in the heart of Thickwood at 400 Silin Forest Road, Unit #141. This sizeable 4-bedroom, 1.2-bathroom townhouse is ready for new owners immediately and perfectly situated near parks, schools, and a plethora of shopping options. With one of the bigger layouts, step into this spacious unit with a large kitchen that has a breakfast bar, and also comes complete with a dining area overlooking the inviting living room, creating an ideal space for both entertaining and everyday living. This home has a full-size pantry and upstairs you will find FOUR bedrooms! Primary bedroom has an en-suite with another full bathroom in the hallway. Enjoy the privacy of your own yard, and the convenience of an attached garage. Air conditioning for the hot summer months. This home combines comfort with functionality in a home north of the bridge for a price you can't beat! Don't miss your chance to call this townhouse your new home or investment property!**

Inclusions: **Fridge, Dishwasher, washer, dryer, microwave, stove**

Property Listed By: **COLDWELL BANKER UNITED**

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











