



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #152, Fort McMurray T9H 3S5

MLS® #: **A2185558**

Area: **Thickwood**

Listing Date: **01/17/25**

List Price: **\$184,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$14k, 20-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1976**

Finished Floor Area
Abv Sqft: **1,240**
Low Sqft:
Ttl Sqft: **1,240**

DOM

36
Layout
Beds: **3 (3)**
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, Landscaped, Low Maintenance Landscape, Private, Street Lighting**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Third		2pc Bathroom	Second	
Kitchen	Second	12`2" x 11`1"	Dining Room	Second	12`2" x 9`10"
Living Room	Main	19`7" x 11`8"	Game Room	Basement	18`10" x 13`9"
Bedroom	Third	8`9" x 14`0"	Bedroom	Third	10`5" x 10`7"
Bedroom - Primary	Third	12`2" x 11`1"			

Legal/Tax/Financial

Condo Fee: \$494	Title: Fee Simple	Zoning: R3
Legal Desc: 7822583	Fee Freq: Monthly	

Remarks

Pub Rmks: **AMAZING VALUE! This beautiful 3 bedroom, 1.5 bath condo townhome features a fenced yard, walkable location to all amenities and schools, shopping, and bus route. The front single attached garage is a bonus! Inside you will find a spacious living room, a spacious kitchen complete with a Serving Hatch to the mezzanine style dining room, main floor laundry and a powder room. The upper floor has 3 bedrooms, full bathroom with jack/jill dual sinks! If you are looking for an investment property this home has a long term tenant of almost 10 years that has thoroughly enjoyed living there! The Basement is Fully Developed as a Flex Room, with a Sink/Wet Bar and might lend itself to a multitude of uses. Enjoy the rear fenced patio that has a playground located directly behind allowing for easy access for young families or attract tenants to it a prospective investment property.**

Inclusions: **N/A**

Property Listed By: **3% REALTY FORT MCMURRAY**

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







