



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #43, Fort McMurray T9H5C9

MLS®#: **A2197014**

Area: **Thickwood**

Listing Date: **02/25/25**

List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 07-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **1,364**
Low Sqft:
Ttl Sqft: **1,364**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

34
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **3 (or more) Storey**

Access:

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	11`2" x 6`9"
Dining Room	Third	12`0" x 10`0"
2pc Bathroom	Third	6`8" x 4`8"
Walk-In Closet	Level 4	7`0" x 13`6"
Walk-In Closet	Level 4	6`8" x 13`2"
Furnace/Utility Room	Basement	18`11" x 10`0"

Room	Level	Dimensions
Living Room	Second	19`3" x 11`7"
Kitchen	Third	12`5" x 10`7"
Bedroom - Primary	Level 4	12`0" x 11`4"
Bedroom	Level 4	12`4" x 8`4"
4pc Bathroom	Level 4	8`10" x 7`9"

Legal/Tax/Financial

Condo Fee:
\$463

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **7822583**

Remarks

Pub Rmks: **This townhouse was built new in 2018 and is currently in show home condition. Walk in unpack your belongings and put your feet up. Absolutely nothing you need to do to make this place HOME. This townhome has three levels above ground and every inch of space is nicely appointed and ready to be enjoyed. This place really has to be seen to be appreciated. Call for your private showing today.**

Inclusions: **fridge, stove, dishwasher, microwave, washer, dryer, existing window coverings, garage door opener and remote.**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





