



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: \$259,900
Status: Active County: Wood Buffalo Change: -\$100k, 26-Feb Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse City/Town: Fort McMurray Year Built: 2018
Lot Information Lot Sz Ar: Lot Shape:

Finished Floor Area Abv Sqft: 1,364 Low Sqft: Ttl Sqft: 1,364

DOM 1 Layout Beds: 2 (2) Baths: 1.5 (1 1) Style: 3 (or more) Storey
Parking Ttl Park: 2 Garage Sz: 1

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

Utilities and Features

Roof: Asphalt Shingle Heating: Combination, Natural Gas Sewer: Private Yard Ext Feat:
Construction: Concrete, Wood Frame Flooring: Carpet, Ceramic Tile, Linoleum Water Source: 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

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

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





