



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: **\$230,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 30-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **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

95

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard

Driveway,Single Garage Attached

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	Room	Level	Dimensions
Entrance	Main	11`2" x 6`9"	Living Room	Second	19`3" x 11`7"
Dining Room	Third	12`0" x 10`0"	Kitchen	Third	12`5" x 10`7"
2pc Bathroom	Third	6`8" x 4`8"	Bedroom - Primary	Level 4	12`0" x 11`4"
Walk-In Closet	Level 4	7`0" x 13`6"	Bedroom	Level 4	12`4" x 8`4"
Walk-In Closet	Level 4	6`8" x 13`2"	4pc Bathroom	Level 4	8`10" x 7`9"
Furnace/Utility Room	Basement	18`11" x 10`0"			

Legal/Tax/Financial

Condo Fee:		Title:	Zoning:
\$463		Fee Simple	R3
		Fee Freq:	
		Monthly	
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





