



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #47, Fort McMurray T9H 5S5

MLS® #: **A2198555** Area: **Thickwood** Listing Date: **03/07/25** List Price: **\$215,000**
 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: **2018**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,557**
 Low Sqft:
 Ttl Sqft: **1,557**

Views
Single Garage Attached

DOM

25
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **3 (or more) Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Floor Furnace,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **See Remarks**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$494**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **R3**

Legal Desc: **7822583**

Remarks

Pub Rmks: **BUILT 2018, this beautiful Very well maintained 3 bedroom 1.5 bath end unit condo featuring HUGE LIVING ROOM, open to below style dining and a WHITE kitchen with a BIG Walk in Pantry. There is also a half bath for guests and DIRECT access to the attached single HEATED GARAGE! On the upper floor you will find a well appointed primary bedroom massive walk in closet . AMAZING VALUE, OUT FRONT THERE ARE NO NEIGHBORS! This is the PERFECT location to schools, dog park, Birchwood Trails, Shopping and more! Tenants in place until end of March, this unit offers a quick possession for those who need it. CALL NOW TO VIEW.**

Inclusions: **FRIDGE, STOVE, WASHER/DRYER, GARAGE DOOR OPENER, GARAGE HEATER**

Property Listed By: **RE/MAX Connect**

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



