



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #66, Fort McMurray T9H 3S5

MLS® #: **A2200328**

Area: **Thickwood**

Listing Date: **03/07/25**

List Price: **\$185,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1976**
Lot Information
Lot Sz Ar: **1 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,451**
Low Sqft:
Ttl Sqft: **1,451**

DOM

24
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **3 (or more) Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Kitchen Island,Laminate Counters,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee:
\$494

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **7822583**

Remarks

Pub Rmks: **Move-In Ready Gem - Stylish, Spacious & Impeccably Updated! ? This beautifully fully finished multi-level end-unit townhome is squeaky clean and freshly updated! Featuring brand-new carpet, luxury vinyl plank flooring, and fresh paint in modern neutral tones, this home is ready for you to move right in. Situated directly across from the greenbelt, you can enjoy peaceful morning coffee with scenic views. Plus, you're just minutes away from schools, shopping, and transit—a perfect location for first-time buyers and families! Inside, you'll find a spacious and stylish layout with 3 bedrooms and 1.5 baths. The expansive master suite boasts an incredible walk-in closet, while the renovated kitchen features a massive pantry for all your storage needs. The elevated formal dining area overlooks the bright living room with soaring ceilings, which opens through French doors to your private fenced backyard—a rare find in Fort McMurray! The home also offers a fully developed basement, providing additional living space if needed. Plus, the attached single garage is a blessing during Fort McMurray winters. As an end-unit, you'll enjoy extra privacy and the convenience of a fenced backyard, perfect for relaxing or entertaining. This is the perfect blend of comfort, convenience, and style. Just bring your suitcase and move right in! Call today to schedule your private viewing!**

Inclusions: **Fridge, Stove, Dishwasher, Washer, Dryer, Microwave**
Property Listed By: **RE/MAX Connect**

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





