



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #71, Fort McMurray T9H 3S5

MLS® #: **A2202595**

Area: **Thickwood**

Listing Date: **03/14/25**

List Price: **\$175,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 31-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

1976

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

1,401

Low Sqft:

Ttl Sqft:

1,401

Lot Shape:

DOM

78

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

3 (or more) Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard

Single Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Central

Sewer:

Ext Feat:

Private Yard

Construction:

Mixed

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Closet Organizers

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
Condo Fee: \$494		Title: Fee Simple Fee Freq: Monthly		Zoning: R3	
Legal Desc:	7822583				
Remarks					
Pub Rmks:	Beautifully updated END UNIT Thickwood townhome with attached garage & rear fenced yard. As you enter this home you are greeted by a spacious foyer with closet, here you can enter the attached garage. Head up to the next level and you will find a large living room with patio access to the quaint rear yard. Moving up to level 2 there is a large dining room overlooking the living area, a bright kitchen with big pantry and a half bathroom finishes off this level. Up to the top floor there are 3 good sized bedrooms, primary hosting a large walk-in closet and a full main bathroom. Laundry and storage are found in the basement of this home with potential to finish the space. Updates include: new carpet on stairs 2024, laminate flooring throughout, new washer/dryer 2024, new fridge 2023, new bathroom countertops 2024, upper bathroom new cabinetry 2024, updated LED light fixtures. This is a great property in a great location, be sure to book your viewing today!				
Inclusions:	Fridge, Stove, Washer, Dryer				
Property Listed By:	EXP REALTY				

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







