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**
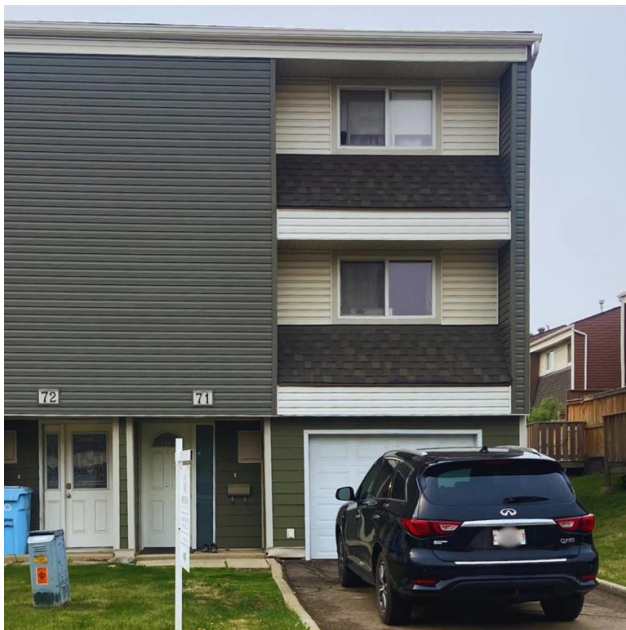
General Information

Prop Type:	**Residential**
Sub Type:	**Row/Townhouse**
City/Town:	**Fort McMurray**
Year Built:	**1976**

Lot Information
Lot Sz Ar:	
Lot Shape:	

Access:	
Lot Feat:	**Back Yard**
Park Feat:	**Single Garage Attached**

Finished Floor Area
Abv Sqft:	1,401
Low Sqft:	
Ttl Sqft:	1,401

DOM
118

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**	Construction:	
Heating:	**Central**		**Mixed**
Sewer:		Flooring:	
Ext Feat:	**Private Yard**		**Carpet,Laminate**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete
Kitchen Appl:	**See Remarks**		
Int Feat:	**Closet Organizers**		
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: **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