



THE
A-TEAM

**RE/MAX
FIRST**

116 SILIN FOREST Road, Fort McMurray T9H 2A1

MLS® #: **A2204565**

Area: **Thickwood**

Listing Date: **03/21/25**

List Price: **\$318,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Full Duplex

City/Town:

Fort McMurray

Year Built:

1974

Lot Information

Lot Sz Ar:

4,546 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,032

Low Sqft:

Ttl Sqft:

1,032

DOM

51

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

**Attached-Side by
Side,Bungalow**

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped
Gravel Driveway,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer

Int Feat:

Kitchen Island,Laminate Counters,Open Floorplan,Separate Entrance,Soaking Tub

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Dining Room

Living Room

Bedroom

Kitchen

Furnace/Utility Room

Level

Main

Main

Main

Main

Basement

Basement

Basement

Dimensions

8`7" x 4`11"

14`5" x 9`0"

16`2" x 5`10"

16`2" x 11`9"

11`2" x 16`9"

10`11" x 8`9"

11`9" x 9`6"

Room

Bedroom

Bedroom

Kitchen

4pc Bathroom

Bedroom

Game Room

Level

Main

Main

Main

Basement

Basement

Basement

Dimensions

11`0" x 8`3"

8`8" x 15`4"

7`2" x 14`3"

5`9" x 8`2"

10`10" x 14`9"

11`5" x 13`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

4596TR

Remarks

Pub Rmks: **What a Delightful Home - Pride of Ownership Shines! This move-in-ready gem features a Separate Entrance with a Full Kitchen in the Basement, offering excellent revenue potential. With a total of 5 bedrooms and 2 full baths, this home provides plenty of space for a growing family or rental income. The main floor boasts an open-concept layout with a beautiful kitchen featuring gorgeous cabinetry and a sit-up island, seamlessly flowing into the spacious front living room. The gleaming high-grade laminate flooring adds elegance, while the refurbished, spacious bathroom provides modern comfort. There are three large bedrooms on the main floor, including a primary suite with garden doors leading to a newly built huge deck - perfect for outdoor entertaining. The basement is equally impressive, offering two large bedrooms, a full bath, loads of storage space, and laundry. The large, fully fenced yard provides ample parking and plenty of room to build a garage. Plus, central air conditioning is a welcome bonus! The location is unbeatable - just half a block to the public school and approximately four blocks to shopping. This home truly has it all - don't miss out on this fantastic opportunity!**

Inclusions: **2 Fridges, 2 Stoves, 2 Microwaves, Washer, Dryer, Dishwasher, A/C**

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

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







