



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #152, Fort McMurray T9H 3S5

MLS® #: **A2214010**

Area: **Thickwood**

Listing Date: **04/22/25**

List Price: **\$179,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 26-Jun**

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:

Finished Floor Area

Abv Sqft: **1,367**
Low Sqft:
Ttl Sqft: **1,367**

DOM

79

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Low Maintenance Landscape,Private,Street Lighting**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Third		2pc Bathroom	Second	
Kitchen	Second	12`2" x 11`1"	Dining Room	Second	12`2" x 9`10"
Living Room	Main	19`7" x 11`8"	Game Room	Basement	18`10" x 13`9"
Bedroom	Third	8`9" x 14`0"	Bedroom	Third	10`5" x 10`7"
Bedroom - Primary	Third	12`2" x 11`1"			

Legal/Tax/Financial

Condo Fee:		Title:	Zoning:
\$494		Fee Simple	R3
		Fee Freq:	
		Monthly	
Legal Desc:	7822583		

Remarks

Pub Rmks:	AMAZING VALUE! This beautiful 3 bedroom, 1.5 bath condo townhome features a fenced yard, walkable location to all amenities and schools, shopping, and bus route. The front single attached garage is a bonus! Inside you will find a spacious living room, a spacious kitchen complete with a Serving Hatch to the mezzanine style dining room, main floor laundry and a powder room. The upper floor has 3 bedrooms, full bathroom with jack/jill dual sinks! If you are looking for an investment property this home has a long term tenant of almost 10 years that has thoroughly enjoyed living there! The Basement is Fully Developed as a Flex Room, with a Sink/Wet Bar and might lend itself to a multitude of uses. Enjoy the rear fenced patio that has a playground located directly behind allowing for easy access for young families or attract tenants to it a prospective investment property.
Inclusions:	N/A
Property Listed By:	3% REALTY FORT MCMURRAY

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







