



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #68, Fort McMurray T9H 3S5

MLS® #: **A2225374**

Area: **Thickwood**

Listing Date: **05/28/25**

List Price: **\$194,900**

Status: **Active**

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:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,363**
Low Sqft:
Ttl Sqft: **1,363**

DOM

3

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **3 Level Split**

Parking

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

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape, Street Lighting, Views

Additional Parking, Asphalt, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Mixed**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Closet Organizers, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee:
\$494

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **R3**

Legal Desc: **7822583**

Remarks

Pub Rmks:

Welcome to 68-400 Silin Forest! The unit is located just in front of a beautiful green space and FATHER MERCREDI HIGH SCHOOL! Unit is on the MAIN ROAD and has been RECENTLY RENOVATED from NEW FLOORING/PAINT/BATHROOM UPDATES and much More. The FEATURE WALL will take your breath away Boosting a 75 Inch TV installed above a beautiful fireplace and Tile from the floor to the ceiling. This property is a must see 3 BEDROOM/2 BATHROOM, including a LARGE WALK-IN CLOSET in PRIMARY BEDROOM, the basement was finished for a PERFECT WORK SPACE or EXTRA LIVING SPACE. Let's no forget the ATTACHED GARAGE and the FENCED BACKYARD. The kitchen has a DISHWASHER and a SUPER LARGE PANTRY for all of your cooking needs. On top of everything the property has A/C for those hot Summer days. WALKING DISTANCE from THICKWOOD CORE (SHOPPERS, SOBEYS, SAVE ON, AND MUCH MORE). Don't miss the opportunity to come view this Affordable Townhouse and book your showing today before its too late!

Inclusions:

Property Listed By:

**A/C, DISHWASHER, STOVE, FRIDGE, WASHER/DRYER
KIC Realty**

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







