



THE
A-TEAM

**RE/MAX
FIRST**

400 SILIN FOREST Road #128, Fort McMurray T9H 3S5

MLS® #: **A2234344**

Area: **Thickwood**

Listing Date: **06/24/25**

List Price: **\$229,900**

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: **1,623**
Low Sqft:
Ttl Sqft: **1,623**

DOM

1

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Level Split**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Private

Additional Parking,Driveway,Garage Faces Front,Parking Lot,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Closet Organizers,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$494		Title: Fee Simple Fee Freq: Monthly		Zoning: R3	
Legal Desc:	7822583				

Remarks

Pub Rmks:	IMMEDIATE POSSESSION AVAILABLE! Welcome to #128-400 Silin Forest Road, a bright END-UNIT townhome tucked into the heart of family-friendly Thickwood in Fort McMurray. Whether you're a first-time buyer, growing your family, or looking for a solid investment, this home checks all the boxes for comfort, space, and location. Step inside to a SPACIOUS FOYER that leads into a MASSIVE, sun-filled living room with direct access to the backyard, perfect for relaxing or hosting friends. Head up to the second level, where you'll find NEWER FLOORING (just 2 years old), a half bath with a NEW VANITY, a bright dining area, and a refreshed kitchen featuring a backsplash and countertops also done 2 YEARS AGO, plus a fridge and stove that are only A YEAR OLD. There's even a WALK-IN PANTRY for extra storage. On the third level, you'll find TWO generously sized bedrooms that share a renovated 5-piece bathroom with NEW FLOORING and a DOUBLE VANITY, while the PRIMARY SUITE offers tons of natural light, a WALK-IN CLOSET, and a PRIVATE ENSUITE. Downstairs, the basement is the perfect flexible space, use it as a cozy office, home gym, or rec room. Other features include a SINGLE ATTACHED GARAGE and the MAJOR BONUS of visitor parking located directly BESIDE the unit, super convenient for guests. And when it comes to location, this one is hard to beat: you're within WALKING DISTANCE to schools, grocery stores, restaurants, shops, and the Birchwood Trails. Book your private showing today!
Inclusions:	N/A
Property Listed By:	ROYAL LEPAGE BENCHMARK

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









