

# \$205,000 - 68, 400 Silin Forest Road, Fort McMurray

MLS® #A2166222

**\$205,000**

3 Bedroom, 2.00 Bathroom, 1,363 sqft  
Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

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 not 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!



Built in 1976

## Essential Information

MLS® # A2166222

Price \$205,000

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,363
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

### **Community Information**

Address	68, 400 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3S5

### **Amenities**

Amenities	Clubhouse, Playground, Day Care, Fitness Center
Parking Spaces	2
Parking	Asphalt, Parking Pad, Single Garage Attached
# of Garages	1
Waterfront	See Remarks

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, See Remarks
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Private Yard
Lot Description	Views, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 16th, 2024
Days on Market	220
Zoning	R3

### **Listing Details**

Listing Office	KIC Realty
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