

# \$194,900 - 68, 400 Silin Forest Road, Fort McMurray

MLS® #A2225374

**\$194,900**

3 Bedroom, 2.00 Bathroom, 1,363 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

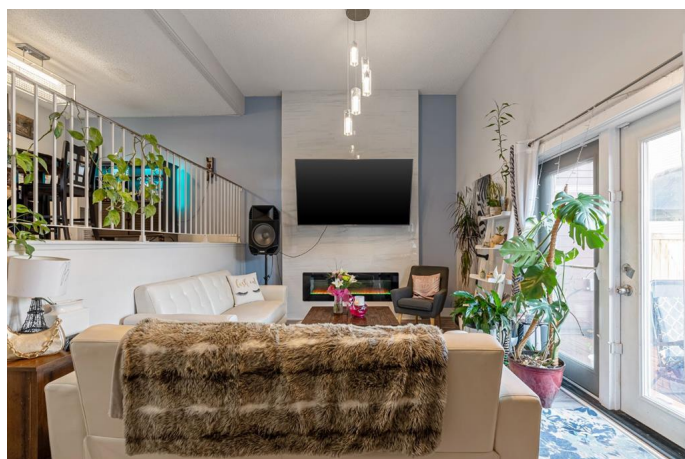
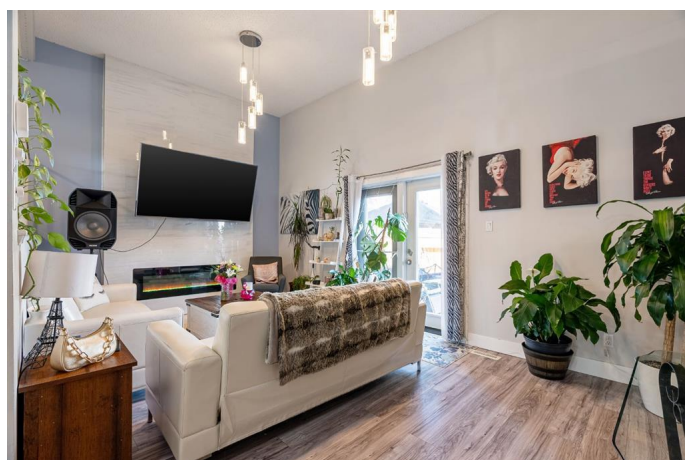
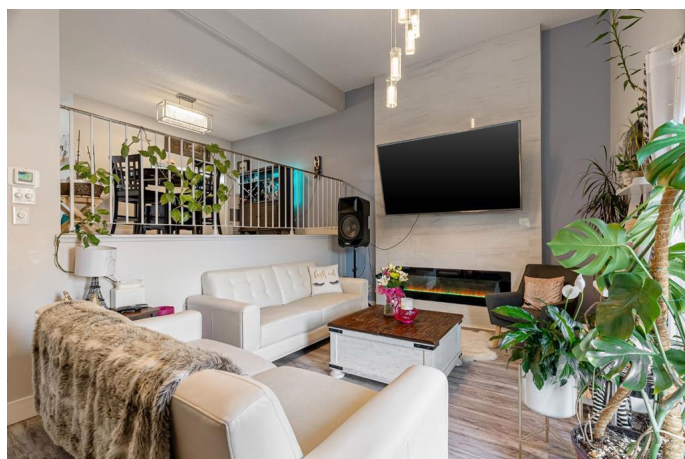
Welcome to 68-400 Silin Forest! The unit is located just in front of a beautiful green space and FATHER MERCREDI HIGH SCHOOL! Unit is on the MAIN ROAD and has been RECENTLY RENOVATED from NEW FLOORING/PAINT/BATHROOM UPDATES and much More. The FEATURE WALL will take your breath away Boosting a 75 Inch 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® # A2225374

Price \$194,900



|                |               |
|----------------|---------------|
| 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, Fitness Center, Playground, Day Care   |
| Parking Spaces | 3   |
| Parking        | Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Asphalt, Single Garage Attached |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, Blower Fan, Decorative, Electric, Free Standing                    |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

**Exterior**

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 19             |
| Zoning         | R3             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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