

\$219,900 - 169 Silin Forest Road, Fort McMurray

MLS® #A2253122

\$219,900

4 Bedroom, 3.00 Bathroom, 1,020 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Investor Alert | Ideal First-Time Buyer
Opportunity in Thickwood!

This 1,020 sq ft duplex is a smart investment with plenty of versatility, featuring 4 bedrooms and 3 bathrooms across two fully developed levels.

The main floor is move-in ready with laminate flooring in the living room and bedrooms, ceramic tile in the kitchen and bathroom, and a stylish glass tile backsplash that adds modern appeal. A spacious 4-piece bathroom completes the upper level, making it functional and family-friendly.

Downstairs, a separate entrance leads to a fully developed basement with a non-conforming suite. Complete with 2 kitchens, 2 bathrooms, and separate laundry this basement. With a little bit of tic this home could be a great property!

Located in the heart of Thickwood, this property is close to schools, shopping, and parks, making it attractive to both families and long-term tenants.

Whether you're looking for your first home or a reliable investment property in a high-demand area, this duplex is a must-see!



Built in 1973

Essential Information

MLS® # A2253122

Price \$219,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,020
Acres	0.09
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	169 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9J3A3

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	Open Floorplan
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed September 1st, 2025
Days on Market 4
Zoning R2

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.