

\$189,900 - 8, 400 Silin Forest Road, Fort McMurray

MLS® #A2266979

\$189,900

3 Bedroom, 2.00 Bathroom, 1,402 sqft

Residential on 0.00 Acres

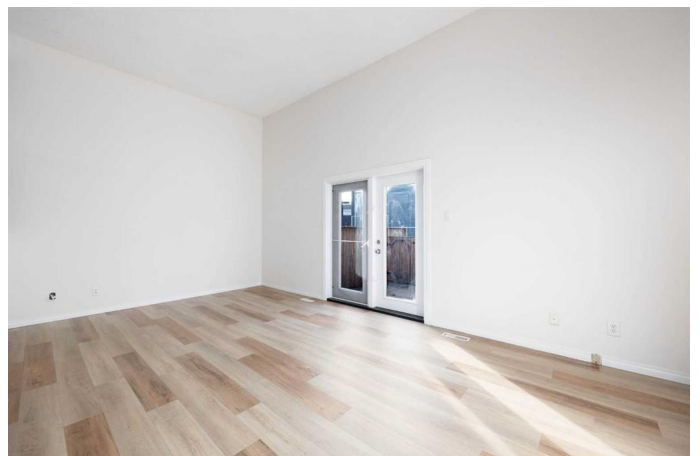
Thickwood, Fort McMurray, Alberta

An Incredible opportunity awaits at 8, 400 Silin Forest Road.Â This Beautifully Upgraded four-level split End-Unit Townhome is ideally situated in Thickwood, one of Fort McMurrayâ€™s most sought-after family communities.Â You will appreciate the unbeatable convenience of being within walking distance to Father Mercredi High School, elementary schools, shopping, restaurants, playgrounds, and the popular dog park.

This bright home boasts a Single Attached Garage, a private driveway, and easy access to visitor parking.Â Inside, you are greeted by fresh paint and a fully renovated kitchen featuring elegant granite countertops, a new sink, beautiful tile backsplash, and brand-new LVP flooring, complemented by stainless steel appliances and a massive pantry.

The main living level presents a spacious dining area that flows seamlessly into the sun-filled living room with soaring ceilings and direct access to the fully fenced, private backyardâ€”perfect for relaxing or entertaining. A stylishly updated half bath completes this level.

Upstairs, the large primary bedroom includes a walk-in closet, accompanied by two additional bedrooms and a modern full bathroom. This luxurious main bath boasts double sinks, extra cabinetry, and a jetted tub with tile surround. The finished basement provides a dedicated laundry area with a newer washer and dryer and ample storage space. Beyond the home,



the well-maintained complex offers an exclusive resident amenity: 24/7 key fob access to a private, well-equipped gym, a rare bonus for townhome living, along with a complex playground for children. With stylish renovations, modern finishes, and an unbeatable Thickwood location, this move-in-ready Fort McMurray townhome is an ideal fit for first-time buyers, growing families, or investors. Book your private viewing today to experience the comfort, space, and convenience this exceptional property has to offer!

Built in 1976

Essential Information

MLS® #	A2266979
Price	\$189,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,402
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	8, 400 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3S5

Amenities

Amenities	Fitness Center, Park, Parking, Playground, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	16
Zoning	R3

Listing Details

Listing Office	RE/MAX Connect
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