

\$144,900 - 69, 400 Silin Forest Road, Fort McMurray

MLS® #A2268226

\$144,900

3 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

Welcome to the heart of Thickwood! This fully developed townhouse is ideally located just steps from schools, shopping, health centres, bus routes, and beautiful trail systems. With three bedrooms plus a flexible lower-level room, this home offers plenty of space for a growing family and a single attached garage for added convenience. Stay cool and comfortable all summer with central air conditioning! The inviting living room features cathedral ceilings, laminate flooring, custom built-in bookshelves, charming wainscoting, and access to your private fenced patio – perfect for relaxing or entertaining. The bright kitchen is a standout, offering updated cabinets, stainless steel appliances, modern fixtures, an eat-in dining area, and a massive walk-in pantry that provides exceptional storage. Upstairs, you’ll find three bedrooms, parquet flooring, and a 4-piece main bath. The spacious primary bedroom includes a massive walk-in closet, creating the perfect retreat. Enjoy the private fenced yard area, perfect for entertaining. With immediate possession available, this move-in-ready home combines comfort, convenience, and style – all in one of Fort McMurray’s most desirable neighbourhoods.

Built in 1976

Essential Information



MLS® #	A2268226
Price	\$144,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	69, 400 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2S5

Amenities

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

Interior

Interior Features	High Ceilings, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground, Private Yard, Storage
-------------------	-----------------------------------

Lot Description	Landscaped, Private, Standard Shaped Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	5
Zoning	R3

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.