

# \$279,900 - 148 Silin Forest Road, Fort McMurray

MLS® #A2193349

**\$279,900**

4 Bedroom, 2.00 Bathroom, 737 sqft

Residential on 0.10 Acres

Thickwood, Fort McMurray, Alberta

Discover this move in ready, 4 bedroom 2 bathroom half-duplex with a double detached heated garage. Enjoy the convenience of being close to parks, schools, restaurants, walking trails, the bike park, and all the amenities that lower Thickwood has to offer—all at an affordable price. The main level boasts a spacious living area with a patio that opens to a front deck. The upper level is home to a sizeable master bedroom, while the lower level offers three additional bedrooms, allowing for flexible use—whether as bedrooms, a secondary living room, office or play space. The double detached heated garage provides secure parking and additional storage, with extra space to park a vehicle or utility trailer next to the garage. This property is an excellent starter home or investment opportunity, offering both comfort and versatility in a convenient location.

Built in 1974

## Essential Information

MLS® #	A2193349
Price	\$279,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	737
Acres	0.10
Year Built	1974



Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

### Community Information

Address	148 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3A1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Range Hood, Refrigerator, Stove(s), Freezer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 11th, 2025
Days on Market	70
Zoning	R2

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.