

# \$189,900 - 71, 400 Silin Forest Road, Fort McMurray

MLS® #A2202595

**\$189,900**

3 Bedroom, 2.00 Bathroom, 1,401 sqft

Residential on 0.00 Acres

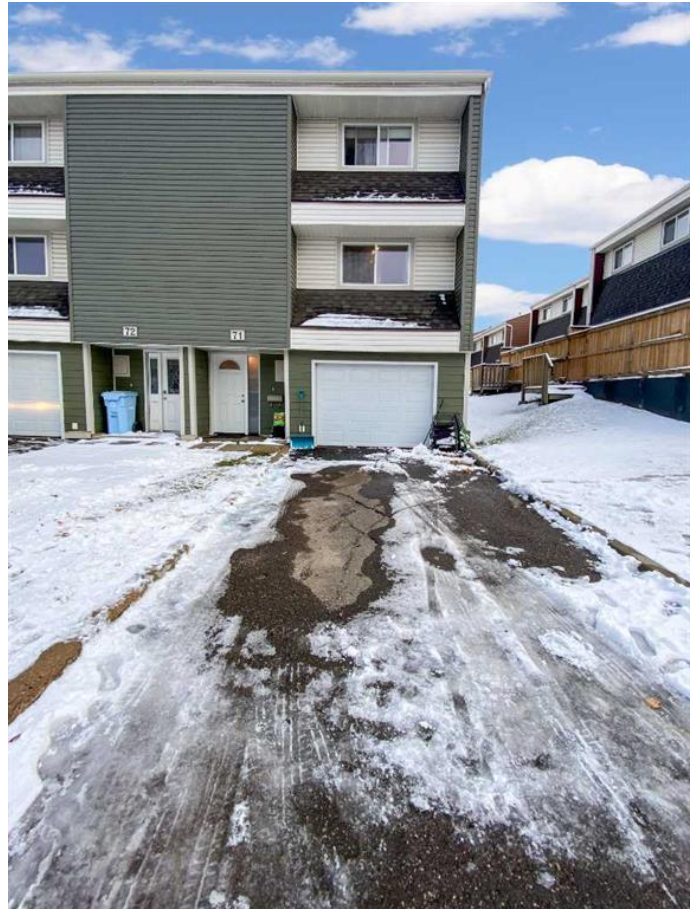
Thickwood, Fort McMurray, Alberta

Beautifully updated END UNIT Thickwood townhome with attached garage & rear fenced yard. As you enter this home you are greeted by a spacious foyer with closet, here you can enter the attached garage. Head up to the next level and you will find a large living room with patio access to the quaint rear yard. Moving up to level 2 there is a large dining room overlooking the living area, a bright kitchen with big pantry and a half bathroom finishes off this level. Up to the top floor there are 3 good sized bedrooms, primary hosting a large walk-in closet and a full main bathroom. Laundry and storage are found in the basement of this home with potential to finish the space. Updates include: new carpet on stairs 2024, laminate flooring throughout, new washer/dryer 2024, new fridge 2023, new bathroom countertops 2024, upper bathroom new cabinetry 2024, updated LED light fixtures. This is a great property in a great location, be sure to book your viewing today!

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2202595  |
| Price      | \$189,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,401         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 71, 400 Silin Forest Road |
| Subdivision | Thickwood                 |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9H 3S5                   |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Clubhouse, Fitness Center |
| Parking Spaces | 2                         |
| Parking        | Single Garage Attached    |
| # of Garages   | 1                         |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Closet Organizers        |
| Appliances        | See Remarks              |
| Heating           | Central                  |
| Cooling           | Partial                  |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

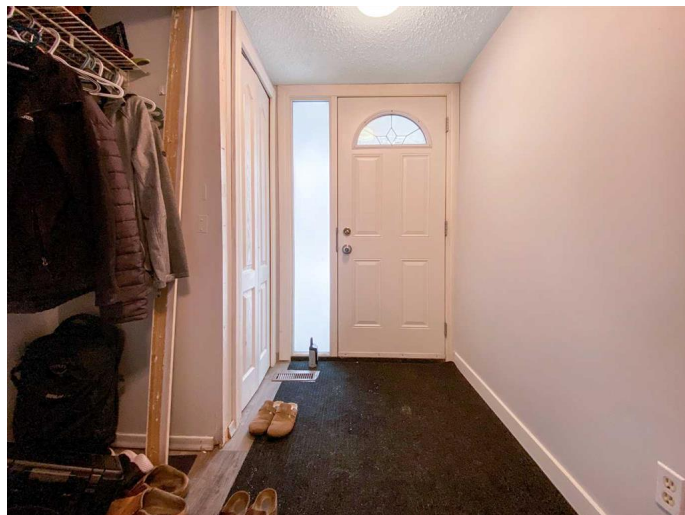
|             |                  |
|-------------|------------------|
| Date Listed | March 14th, 2025 |
|-------------|------------------|

Days on Market 65

Zoning R3

### **Listing Details**

Listing Office EXP REALTY



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