

# \$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 62

Zoning R3

### **Listing Details**

Listing Office EXP REALTY



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.