

# \$189,900 - 152, 400 Silin Forest Road, Fort McMurray

MLS® #A2214010

**\$189,900**

3 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

AMAZING VALUE! This beautiful 3 bedroom, 1.5 bath condo townhome features a fenced yard, walkable location to all amenities and schools, shopping, and bus route. The front single attached garage is a bonus! Inside you will find a spacious living room, a spacious kitchen complete with a Serving Hatch to the mezzanine style dining room, main floor laundry and a powder room. The upper floor has 3 bedrooms, full bathroom with jack/jill dual sinks! If you are looking for an investment property this home has a long term tenant of almost 10 years that has thoroughly enjoyed living there! The Basement is Fully Developed as a Flex Room, with a Sink/Wet Bar and might lend itself to a multitude of uses. Enjoy the rear fenced patio that has a playground located directly behind allowing for easy access for young families or attract tenants to it a prospective investment property.

Built in 1976

## Essential Information

MLS® #	A2214010
Price	\$189,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,240
Acres	0.00



Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	152, 400 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3S5

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	55
Zoning	R3

## Listing Details

Listing Office	3% REALTY FORT MCMURRAY
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