

69, 400 Silin Forest Road
Fort McMurray, Alberta

MLS # A2268226



\$139,900

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,375 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Private, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate
Roof:	Asphalt
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, See Remarks, Storage, Walk-In Closet(s)

Water:	Public
Sewer:	Sewer
Condo Fee:	\$ 493
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener

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.