

# \$199,900 - 72, 400 Silin Forest Road, Fort McMurray

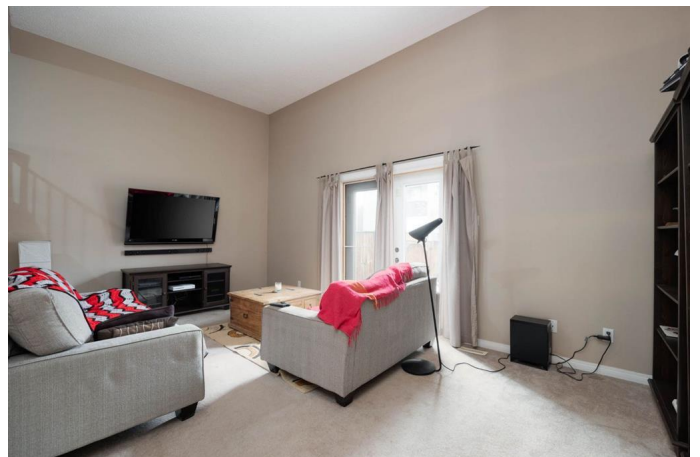
MLS® #A2177595

**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,383 sqft  
Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 72, 400 Silin Forest Road - a move-in ready, fully developed townhouse Home in the Heart of Thickwood at an affordable price of under \$200K! This charming 3-bedroom, 1.5-bathroom home is the perfect choice for families seeking comfort, convenience, and a space that's well maintained! Nestled in the heart of Thickwood, this property is ideally situated within walking distance to schools, parks, and all the amenities your family needs for day-to-day living. The spacious main living area features high ceilings that enhance the sense of openness, while the well sized kitchen and dining space overlook the cozy living room below. The kitchen is equipped with sleek stainless steel appliances, plenty of cabinetry, a pantry for added storage, and even space to add an island in the future. Upstairs, you'll find three generously sized bedrooms, including the primary bedroom, which boasts a walk-in closet large enough for all your storage needs. The 5-piece main bathroom on this level is thoughtfully designed with dual sinks, ample cabinetry, and enough counter space to make busy mornings stress-free. The fully finished basement offers a versatile area for a family room, playroom, or home office, giving you the flexibility to customize the space to suit your lifestyle. With an attached garage, fully fenced in yard and located in a quiet cul-de-sac within this complex, you won't want to miss the opportunity to make this affordable home



yours! Call to book your viewing today!

Built in 1976

### Essential Information

MLS® #	A2177595
Price	\$199,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,383
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	72, 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	High Ceilings, Laminate Counters, No Animal Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, Central

Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Interior Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 29th, 2024
Days on Market	159
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.