

# **\$144,900 - 69, 400 Silin Forest Road, Fort McMurray**

MLS® #A2268226

**\$144,900**

3 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

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.

Built in 1976

## **Essential Information**



|                |               |
|----------------|---------------|
| MLS® #         | A2268226      |
| Price          | \$144,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,375         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 69, 400 Silin Forest Road |
| Subdivision | Thickwood                 |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9H 2S5                   |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Fitness Center, Park, Parking, Playground, Trash, Visitor Parking |
| Parking Spaces | 2                                                                 |
| Parking        | Single Garage Attached                                            |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, See Remarks, Storage, Walk-In Closet(s)                                 |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | Central Air                                                                            |
| Has Basement      | Yes                                                                                    |
| Basement          | Full                                                                                   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Playground, Private Yard, Storage |
|-------------------|-----------------------------------|

|                 |                                          |
|-----------------|------------------------------------------|
| Lot Description | Landscaped, Private, Standard Shaped Lot |
| Roof            | Asphalt                                  |
| Construction    | Wood Frame                               |
| Foundation      | Poured Concrete                          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 1                  |
| Zoning         | R3                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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