

# \$181,900 - 4, 400 Silin Forest Road, Fort McMurray

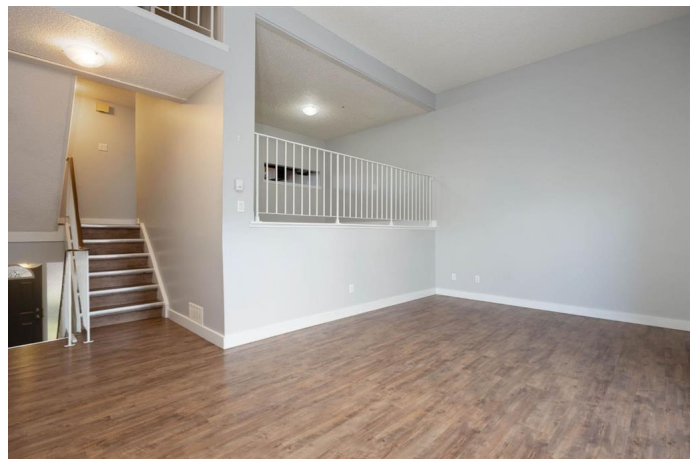
MLS® #A2205680

**\$181,900**

3 Bedroom, 2.00 Bathroom, 1,576 sqft  
Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 4-400 Silin Forest Rd backing onto a playground and park. Upon entry, you'll be greeted by a spacious foyer, granting access to the garage, stairs leading to the laundry and utility room below, or upstairs to the second level. The living room takes center stage, boasting lofty ceilings that seamlessly connect to the dining room above. You will find it impossible not to fall in love with the abundant brightness and airiness of this property. The expansive kitchen offers a butler's pantry, offering extra storage for your convenience. Additionally, a 2-piece half bathroom is located on the main floor. On the fourth level, you'll discover a well-appointed 4PC main bathroom and 3 generously sized bedrooms, with the primary bedroom enjoying a massive walk in closet. Off the living room is a fenced backyard which is perfect for kids. Speaking of kids™ this unit backs onto the park and playground and there is an onsite daycare in the common area building. This unit has been well maintained and boasts neutral paint colours throughout. Condo fees were just lowered to \$607.41/month. Its proximity to key amenities such as Save on Foods, Father Mercredi High School, Shopper's Drug Mart, and convenient bus access make it a prime location. This property is priced to sell and is expected to be in high demand. Don't miss your opportunity to call this beautiful home yours, so call today to schedule a viewing and explore all that it has to offer!



Built in 1976

### Essential Information

MLS® #	A2205680
Price	\$181,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,576
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	4, 400 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3S5

### Amenities

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Walk-In Closet(s)
Appliances	Dryer, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.