

\$169,900 - 143, 400 Silin Forest Road, Fort McMurray

MLS® #A2252022

\$169,900

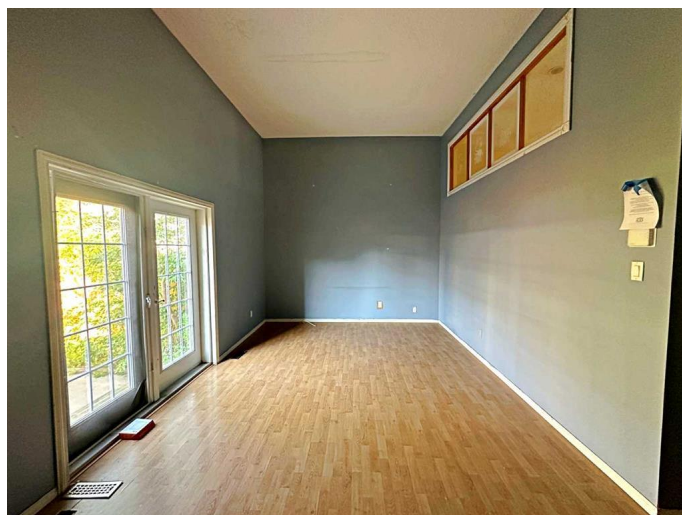
3 Bedroom, 2.00 Bathroom, 1,370 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

This 4-level townhouse in the heart of Thickwood offers exceptional space and value—perfect for those looking to add their own touch and create a home they love. The extended eat-in kitchen features abundant cabinets, generous counter space, a built-in wine rack, and a massive walk-in pantry with shelving. Overlooking the cozy living room below, the kitchen and dining area benefit from the high ceilings of the main living space, giving the home an open and airy feel. Upstairs, you'll find three generously sized bedrooms, including a primary with a walk-in closet that provides ample storage. The main bathroom offers plenty of cabinetry and counter space to make busy mornings easier. The basement provides flexible space for a family room, playroom, or home office. Additional highlights include laminate flooring, French doors leading to a private fenced yard. Located in a quiet cul-de-sac within this well-established community, you'll enjoy easy access to parks, schools, shopping, recreational facilities, and the Birchwood Trails—perfect for hiking, biking, and cross-country skiing. With sports fields, an off-leash dog park, and year-round activities nearby, Thickwood is a vibrant neighbourhood for all ages. This home presents an incredible opportunity to own a spacious property at an affordable price. With a little TLC, you can make it truly your own.

Built in 1976



Essential Information

MLS® #	A2252022
Price	\$169,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,370
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	143, 400 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4V6

Amenities

Amenities	Fitness Center
Parking Spaces	2
Parking	Driveway, Garage Faces Front, See Remarks, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
-------------------	--------------------------

Lot Description	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	4
Zoning	R3

Listing Details

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

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.