

\$155,000 - 83, 400 Silin Forest Road, Fort McMurray

MLS® #A2254968

\$155,000

3 Bedroom, 2.00 Bathroom, 1,554 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

This affordable home is full of potential and priced below comparables to reflect the TLC it needs, making it a fantastic opportunity for buyers looking to build equity. The main floor features bright windows that bring in plenty of natural light, a dining area, and a kitchen with linoleum flooring, a large walk-in pantry, and an extra freezer. The spacious living area offers a mix of hardwood floors and carpet accents, and there's also a convenient half bathroom on this level. The single attached garage is wired but not heated. Upstairs, you'll find three generously sized bedrooms, including one with an extremely large walk-in closet. The full bathroom features a tub, large counter space, and a linen closet, along with a large hallway closet for additional storage. Outside, the backyard is fully fenced, low maintenance, and perfect for enjoying the outdoors. Located in the heart of Thickwood, this home is within walking distance to schools and close to shopping and amenities. With space, functionality, and an excellent location, this property is a great find at a price that leaves room for your personal touch.

Built in 1976

Essential Information

MLS® # A2254968

Price \$155,000

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,554
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	83, 400 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3S5

Amenities

Amenities	Playground, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Freezer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	3
Zoning	R3
HOA Fees	494
HOA Fees Freq.	MON

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

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.