

# \$189,900 - 152, 400 Silin Forest Road, Fort McMurray

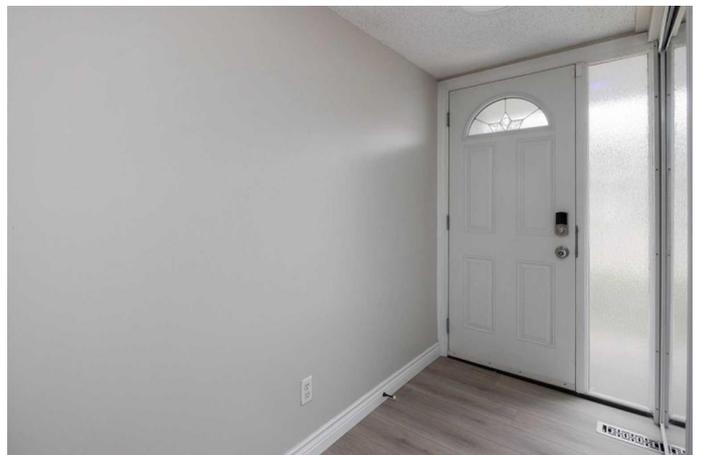
MLS® #A2265653

**\$189,900**

3 Bedroom, 3.00 Bathroom, 1,388 sqft  
Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

WHOOO!! You gotta check out this beauty! This townhome has seen an overhaul! Fresh paint, new laminate flooring, updated light fixtures and more! Cozy up in the spacious living room to the gas fireplace, read a good book, movie night or just enjoy your favorite drink. This spacious floor plan has a mezzaine style dining room off the kitchen that offers a great space for entertaining family and friends, while keeping the feeling of open concept. Off the kitchen is main floor laundry, a powder room for guests, and on the upper floor are 3 bedrooms, with a full size bathroom that has seen some updates! The basement is developed with a huge rec room with wet/bar/sink, storage and utility room. The spacious foyer with large closet and direct access to the single car garage is perfect for convenience and those cold days! The backyard is fenced and low maintenance. If you are looking for an investment property, starter home or just a home away from home, then you FOUND IT! Call now to view and make this your home today! ACT NOW! This one is too nice to last!



Built in 1976

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2265653  |
| Price    | \$189,900 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,388         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 152, 400 Silin Forest Road |
| Subdivision | Thickwood                  |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H3S5                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                            |
|-------------------|----------------------------|
| Interior Features | See Remarks                |
| Appliances        | See Remarks                |
| Heating           | Natural Gas, Floor Furnace |
| Cooling           | None                       |
| Fireplace         | Yes                        |
| # of Fireplaces   | 1                          |
| Fireplaces        | Gas                        |
| Has Basement      | Yes                        |
| Basement          | Finished, Full             |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | Low Maintenance Landscape |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | See Remarks     |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 1                  |
| Zoning         | R3                 |

### **Listing Details**

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

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