



GRASSROOTS
REALTY GROUP

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152, 400 Silin Forest Road
Fort McMurray, Alberta

MLS # A2214010



\$179,000

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,367 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Private, Street Lightin		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 494
Basement:	Finished, Partial	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

AMAZING VALUE! This beautiful 3 bedroom, 1.5 bath condo townhome features a fenced yard, walkable location to all amenities and schools, shopping, and bus route. The front single attached garage is a bonus! Inside you will find a spacious living room, a spacious kitchen complete with a Serving Hatch to the mezzanine style dining room, main floor laundry and a powder room. The upper floor has 3 bedrooms, full bathroom with jack/jill dual sinks! If you are looking for an investment property this home has a long term tenant of almost 10 years that has thoroughly enjoyed living there! The Basement is Fully Developed as a Flex Room, with a Sink/Wet Bar and might lend itself to a multitude of uses. Enjoy the rear fenced patio that has a playground located directly behind allowing for easy access for young families or attract tenants to it a prospective investment property.