



**GRASSROOTS**  
REALTY GROUP

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**70, 400 Silin Forest Road  
Fort McMurray, Alberta**

**MLS # A2247509**



**\$209,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 544
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Open Floorplan, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Over the range Microwave, Central A/C, Washer, Dryer, Existing Window Coverings, Furniture is negotiable

Welcome to 70, 400 Silin Forest Road. This is an upgraded 4-level split townhome in the heart of Thickwood, perfectly located across from Father Mercredi Community High School and just a short walk to elementary schools, shopping, restaurants, a dog park, and more. This end unit home offers the convenience of a single attached garage with a driveway parking stall, plus visitor parking nearby. Step inside to a fully renovated kitchen featuring bright white cabinetry, new countertops, sink, backsplash, brand-new LVP flooring, and a massive pantry with additional built in cabinets and counter space. All kitchen appliances have been updated since 2019. The spacious dining room, finished with matching LVP floors, overlooks your bright and airy living room with soaring ceilings and direct access to the fully fenced yard offering a perfect space for relaxing or entertaining. A beautifully renovated half bath completes this area. Upstairs, you'll find a large primary bedroom with a huge walk in closet fitted with custom built-ins, plus two additional bedrooms, all with plush carpeting. The full bathroom has been fully updated with double sinks, extra cabinetry, a new tub, tile, and flooring since 2019. In the basement, you will find a newer furnace with central A/C, the washer and dryer, and abundance of shelving for all your storage needs. The complex even includes a playground for the kids and 24/7 key fob access to the private strata gym! With stylish updates, thoughtful storage solutions, and a prime location, this move in ready home is waiting for you and your family!