



GRASSROOTS
REALTY GROUP

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**143, 400 Silin Forest Road
Fort McMurray, Alberta**

MLS # A2252022



\$169,900

Division:	Thickwood		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,370 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Faces Front, See Remarks, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 493
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: Property is Sold "As Is - Where Is" Schedule 'A' attached must form part of all offers

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.