



GRASSROOTS
REALTY GROUP

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**169 Silin Forest Road
Fort McMurray, Alberta**

MLS # A2253122



\$219,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,020 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	None		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: As is where is at the time of possession

Investor Alert | Ideal First-Time Buyer Opportunity in Thickwood! This 1,020 sq ft duplex is a smart investment with plenty of versatility, featuring 4 bedrooms and 3 bathrooms across two fully developed levels. The main floor is move-in ready with laminate flooring in the living room and bedrooms, ceramic tile in the kitchen and bathroom, and a stylish glass tile backsplash that adds modern appeal. A spacious 4-piece bathroom completes the upper level, making it functional and family-friendly. Downstairs, a separate entrance leads to a fully developed basement with a non-conforming suite. Complete with 2 kitchens, 2 bathrooms, and separate laundry this basement. With a little bit of tic this home could be a great property! Located in the heart of Thickwood, this property is close to schools, shopping, and parks, making it attractive to both families and long-term tenants. Whether you're looking for your first home or a reliable investment property in a high-demand area, this duplex is a must-see!