



GRASSROOTS
REALTY GROUP

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**83, 400 Silin Forest Road
Fort McMurray, Alberta**

MLS # A2254968



\$155,000

Division:	Thickwood		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,554 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 494
Basement:	See Remarks	LLD:	-
Exterior:	Other	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Freezer

This affordable home is full of potential and priced below comparables to reflect the TLC it needs, making it a fantastic opportunity for buyers looking to build equity. The main floor features bright windows that bring in plenty of natural light, a dining area, and a kitchen with linoleum flooring, a large walk-in pantry, and an extra freezer. The spacious living area offers a mix of hardwood floors and carpet accents, and there's also a convenient half bathroom on this level. The single attached garage is wired but not heated. Upstairs, you'll find three generously sized bedrooms, including one with an extremely large walk-in closet. The full bathroom features a tub, large counter space, and a linen closet, along with a large hallway closet for additional storage. Outside, the backyard is fully fenced, low maintenance, and perfect for enjoying the outdoors. Located in the heart of Thickwood, this home is within walking distance to schools and close to shopping and amenities. With space, functionality, and an excellent location, this property is a great find at a price that leaves room for your personal touch.