



GRASSROOTS
REALTY GROUP

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152, 400 Silin Forest Road
Fort McMurray, Alberta

MLS # A2265653



\$189,900

Division:	Thickwood		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,388 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 494
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE,

WHOOO!! You gotta check out this beauty! This townhome has seen an overhaul! Fresh paint, new laminate flooring, updated light fixtures and more! Cozy up in the spacious living room to the gas fireplace, read a good book, movie night or just enjoy your favorite drink. This spacious floor plan has a mezzaine style dining room off the kitchen that offers a great space for entertaining family and friends, while keeping the feeling of open concept. Off the kitchen is main floor laundry, a powder room for guests, and on the upper floor are 3 bedrooms, with a full size bathroom that has seen some updates! The basement is developed with a huge rec room with wet/bar/sink, storage and utility room. The spacious foyer with large closet and direct access to the single car garage is perfect for convenience and those cold days! The backyard is fenced and low maintenance. If you are looking for an investment property, starter home or just a home away from home, then you FOUND IT! Call now to view and make this your home today! ACT NOW! This one is too nice to last!