



GRASSROOTS
REALTY GROUP

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107, 400 Silin Forest Road
Fort McMurray, Alberta

MLS # A2265772



\$179,000

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,622 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 493
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: As is, Where is at time of possession

Welcome to 107-400 Silin Forest Rd, this beautifully upgraded 3-bedroom townhouse condo, offering the perfect blend of comfort, style, and convenience. The primary bedroom features a full ensuite bathroom and a spacious walk-in closet, providing a private retreat at the end of the day. The open-concept main floor is bright and inviting, highlighted by high ceilings in the living room and a dining area that overlooks the space below, creating a sense of openness and connection. The modern kitchen has been tastefully updated with quartz countertops, a stylish tile backsplash, and newer flooring throughout the home, giving it a fresh and contemporary feel. The fully developed basement adds valuable living space, complete with a large recreation room ideal for relaxing or entertaining. The property also includes an attached single garage, offering convenience and additional storage. Ideally located close to schools, shopping, parks, and all other amenities, this townhouse is perfect for families, professionals, or anyone seeking a low-maintenance lifestyle in a desirable area. Back yard is fully fenced and enclosed making it ideal for kids and pets or just enjoying the privacy of your back yard. Make your appointment today.