



**GRASSROOTS**  
REALTY GROUP

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**69, 400 Silin Forest Road  
Fort McMurray, Alberta**

**MLS # A2268226**



**\$139,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,375 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Private, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Laminate
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, See Remarks, Storage, Walk-In Closet(s)

<b>Water:</b>	Public
<b>Sewer:</b>	Sewer
<b>Condo Fee:</b>	\$ 493
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener

Welcome to the heart of Thickwood! This fully developed townhouse is ideally located just steps from schools, shopping, health centres, bus routes, and beautiful trail systems. With three bedrooms plus a flexible lower-level room, this home offers plenty of space for a growing family—and a single attached garage for added convenience. Stay cool and comfortable all summer with central air conditioning! The inviting living room features cathedral ceilings, laminate flooring, custom built-in bookshelves, charming wainscoting, and access to your private fenced patio — perfect for relaxing or entertaining. The bright kitchen is a standout, offering updated cabinets, stainless steel appliances, modern fixtures, an eat-in dining area, and a massive walk-in pantry that provides exceptional storage. Upstairs, you’ll find three bedrooms, parquet flooring, and a 4-piece main bath. The spacious primary bedroom includes a massive walk-in closet, creating the perfect retreat. Enjoy the private fenced yard area, perfect for entertaining. With immediate possession available, this move-in-ready home combines comfort, convenience, and style — all in one of Fort McMurray’s most desirable neighbourhoods.