



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

30, 400 Silin Forest Road
Fort McMurray, Alberta

MLS # A2269036



\$196,000

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,588 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 494
Basement:	Partial	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Oven, Refrigerator, Dishwasher, Washer/Dryer, & All construction materials in the garage.

Welcome to this beautifully designed 3 bedroom, 2.5 bath end unit townhome, offering a one-of-a-kind layout that's both stylish and functional. Thoughtfully crafted with modern living in mind, this home features vaulted ceilings, bright open spaces, and a design that perfectly balances comfort and convenience. The main floor showcases a spacious kitchen complete with a center island, pantry unit, and plenty of storage, ideal for both everyday use and entertaining. The open concept living and dining areas create an inviting flow, filled with natural light. Upstairs, the rare layout truly shines. The primary suite offers a relaxing retreat with a large walk-in closet, with a pocket door, and a custom-tiled shower in the private ensuite. A second full bathroom on this level includes upper-floor laundry hookups and an oversized soaker tub, adding exceptional practicality. Two additional bedrooms provide ample space for family, guests, or a home office. Every detail has been carefully considered, from the bright, open feel of the main living area to the thoughtfully designed upper floor. With its unique floor plan, modern finishes, this townhome stands out. Discover a home that truly has it all, style, space, and smart design.