



**143, 400 Silin Forest Road  
Fort McMurray, Alberta**

**MLS # A2273135**



**\$134,900**

<b>Division:</b>	Thickwood	
<b>Type:</b>	Residential/Five Plus	
<b>Style:</b>	4 Level Split	
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b> 1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, See Remarks, Single Garage Attached	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, See Remarks	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** Property is Sold "As Is - Where Is" Schedule 'A' attached must form part of all offers

This 4-level townhouse in the heart of Thickwood offers exceptional space and value—perfect for those looking to add their own touch and create a home they love. The extended eat-in kitchen features abundant cabinets, generous counter space, a built-in wine rack, and a massive walk-in pantry with shelving. Overlooking the cozy living room below, the kitchen and dining area benefit from the high ceilings of the main living space, giving the home an open and airy feel. Upstairs, you'll find three generously sized bedrooms, including a primary with a walk-in closet that provides ample storage. The main bathroom offers plenty of cabinetry and counter space to make busy mornings easier. The basement provides flexible space for a family room, playroom, or home office. Additional highlights include laminate flooring, French doors leading to a private fenced yard. Located in a quiet cul-de-sac within this well-established community, you'll enjoy easy access to parks, schools, shopping, recreational facilities, and the Birchwood Trails—perfect for hiking, biking, and cross-country skiing. With sports fields, an off-leash dog park, and year-round activities nearby, Thickwood is a vibrant neighbourhood for all ages. This home presents an incredible opportunity to own a spacious property at an affordable price. With a little TLC, you can make it truly your own.