



**64, 400 Silin Forest Road  
Fort McMurray, Alberta**

**MLS # A2285628**



**\$149,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 452
<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>	Ceiling Fan(s), Pantry, See Remarks		

**Inclusions:** As is, where is.

Welcome to 400 Silin Forest Road Unit 64, located in the heart of Thickwood! This fully developed townhouse offers exceptional value and convenience, located just steps from schools, shopping, health centres, bus routes, parks, playgrounds, and scenic walking trails. Designed with functionality and family living in mind, this home features 3 bedrooms, 2 full bathrooms, and 1 half bathroom, providing plenty of space for a growing family. A single attached garage adds everyday convenience, especially during the winter months. Just up from the foyer, you'll find a large, bright living room which is a perfect space to relax or entertain – highlighted by large double doors that allow natural light to pour in. The next level features a dining area overlooking the living room, creating an open and connected feel. The kitchen offers ample counter and cupboard space, along with a sizeable pantry to meet all your storage needs. A convenient 2-piece bathroom completes this level. The upper level is home to three generously sized bedrooms and a well-appointed 4-piece main bathroom, ideal for busy families. The basement provides excellent functionality with two large storage rooms, a utility room with laundry area, and an additional 3-piece bathroom for added convenience. Step outside to enjoy your private fenced yard, perfect for entertaining, relaxing, or letting kids and pets play safely. This home combines comfort, convenience, and practicality, all in one of Fort McMurray's most desirable neighbourhoods. So check out the photos, floor plans and 3D tour, and call today to book your personal viewing.