



**104 Silin Forest Road
Fort McMurray, Alberta**

MLS # A2291280



\$395,000

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	777 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Asphalt, Concrete Driveway, Double Garage Detached, G		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Stainless fridge, Range stove, Overhead fan, Window coverings & blinds, Air Conditioner, Washer, Dryer, Garage heater, Garage overhead opener, Garage wood shelving, Entryway shoe cabinet, cabinet in laundry room, 3 white bar stools, front door key, garage key, mail key.

If you are looking for a COMPLETELY RENOVATED home positioned perfectly in a family friendly neighborhood with an OVERSIZED DOUBLE DETACHED GARAGE PLUS parking for 5 (yes 5 additional!), then 104 Silin Forest is the home for you. Fully updated from top to bottom in 2022, this 3 bed, 2 full bath home with NO CONDO FEES will have you gasping upon entry. Let's start with the stunning CUSTOM KITCHEN, with shaker style cabinetry + gold accents, wooden open shelving, stainless steel Samsung appliances, pot lighting, an 10 foot eat up kitchen island with Calacatta Quartz waterfall countertop, a large pantry and additional storage in your coffee/dry bar. The open concept main floor, featuring the beautiful vinyl plank flooring that runs throughout both floors of the home, has a spacious living room, dining area, and leads to your front balcony – with composite decking & aluminum railing - perfect for BBQ season! The primary bedroom on the main floor is spacious with one wall of wardrobe cabinets plus a large walk in closet! Adjacent the bedroom is the updated 4 piece bath. Downstair you will find the SECOND LIVING/REC ROOM, plus two spacious bedrooms, another updated 4 piece bath renovated the same as the upstairs bath) and the laundry storage room, with new washer and dryer in 2022. Outside, this home sits on a 4600 sq ft lot that is landscaped and partially fenced. The OVERSIZED DOUBLE GARAGE is heated, with a parking pad that could fit up to 5 vehicles or toys/trailers and faces the WIDE back alley, with a fence on the opposite side, perfect for privacy while you tinker away in your garage or the kids shoot hoops on the pave (*hoop not included!) Updates in 2022 include NEW SHINGLES on the home and garage, new venting, NEW FURNACE & HOT WATER TANK and a new GARGE HEATER in 2025! This

home has all major items taken care of, is situated next to Thickwood Elementary, walking trails, parks, 3 playgrounds (who's counting!) and one block away from groceries, pharmacies, restaurants and more! If you think you might want to be the next owner book your showing NOW!