



**118, 400 Silin Forest Road
Fort McMurray, Alberta**

MLS # A2296872



\$189,900

Division:	Thickwood		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,367 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Carpet, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 424

LLD: -

Zoning: R3

Utilities: -

Inclusions: existing fridge, stove, otr microwave, washer, dryer, primary bedroom closet units, existing blinds & window coverings, garage door remote, 2 hallway mirrors, metal pantry shelves

Welcome to 118-400 Silin Forest Road, an affordable and spacious home offering a warm, inviting feel with thoughtful updates throughout. This townhome features a large foyer with direct access to the attached single garage, providing both convenience and everyday functionality. The main level living room is finished with rich wood-toned vinyl plank flooring, creating a cozy and grounded space with earthy vibes to relax or entertain. From here, step out to your private fenced yard complete with a wood patio—perfect for summer BBQs, gardening, or simply enjoying your own outdoor space. The dining area is generously sized and overlooks the living room, enhanced by a custom feature railing that adds both character and visual openness. Updated flooring continues through the dining and kitchen areas, where you’ll find a beautifully refreshed kitchen featuring creamy white cabinetry, soft-close drawers and doors, a statement backsplash, and a seamless connection to the dining space. A standout feature of this kitchen is the massive walk-in pantry, offering exceptional storage rarely found at this price point. The updated half bathroom includes modern flooring, a floating vanity, and updated fixtures for a clean, contemporary look. Upstairs, you’ll find two oversized bedrooms, each complete with their own walk-in closets—ideal for additional storage, a home office setup, or even a customized dressing space. The full bathroom has also been updated with a soaker tub with tile surround and new flooring. The basement provides excellent storage solutions, making it easy to keep your living spaces organized and clutter-free. This home offers a great combination of space, functionality, and value—perfect for first-time buyers, downsizers, or investors. Other features: an apple tree in the front yard, and on-site fitness room for residence use.