



**GRASSROOTS**  
REALTY GROUP

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71, 400 Silin Forest Road  
Fort McMurray, Alberta

MLS # A2202595



**\$175,000**

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,401 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 494
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

**Inclusions:** Fridge, Stove, Washer, Dryer

Beautifully updated END UNIT Thickwood townhome with attached garage & rear fenced yard. As you enter this home you are greeted by a spacious foyer with closet, here you can enter the attached garage. Head up to the next level and you will find a large living room with patio access to the quaint rear yard. Moving up to level 2 there is a large dining room overlooking the living area, a bright kitchen with big pantry and a half bathroom finishes off this level. Up to the top floor there are 3 good sized bedrooms, primary hosting a large walk-in closet and a full main bathroom. Laundry and storage are found in the basement of this home with potential to finish the space. Updates include: new carpet on stairs 2024, laminate flooring throughout, new washer/dryer 2024, new fridge 2023, new bathroom countertops 2024, upper bathroom new cabinetry 2024, updated LED light fixtures. This is a great property in a great location, be sure to book your viewing today!