

# **\$174,900 - 131, 400 Silin Forest Road, Fort McMurray**

MLS® #A2246138

**\$174,900**

3 Bedroom, 2.00 Bathroom, 1,518 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 131, 400 Silin Forest Road - a move-in ready, fully developed townhouse in a convenient location at an affordable price of under \$175k! This charming 3-bedroom, 1.5-bathroom home is the perfect choice for families seeking comfort, convenience, and a space that's well maintained! Updated laminate flooring throughout the living room, dining space, kitchen and bedrooms, neutral paint and maple kitchen cabinetry, this home has been tastefully updated throughout! Nestled in the heart of Thickwood, this property is ideally situated within walking distance to schools, parks, and all the amenities your family needs for day-to-day living. The spacious main living area features high ceilings that enhance the sense of openness, while the well sized kitchen and dining space overlook the cozy living room below. The kitchen is equipped with a large pantry for added storage, ample cupboard space and even space to add an island in the future. Upstairs, you'll find three generously sized bedrooms, including the primary bedroom, which boasts a walk-in closet large enough for all your storage needs. The 5-piece main bathroom on this level is thoughtfully designed with dual sinks, ample cabinetry, and enough counter space to make busy mornings stress-free. The fully finished basement offers a versatile area for a family room, playroom, or home office, giving you the flexibility to customize the space to suit your lifestyle. With an attached garage, a low



maintenance fully fenced in yard and AC to keep you cool during those hot summer days, you won't want to miss the opportunity to make this affordable home yours! Call to book your viewing today!

Built in 1976

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2246138      |
| Price          | \$174,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,518         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 131, 400 Silin Forest Road |
| Subdivision | Thickwood                  |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 3S5                    |

**Amenities**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking                                  |
| Parking Spaces | 2                                                                       |
| Parking        | Concrete Driveway, Driveway, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                                       |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                     |
| Heating           | Forced Air                                                                          |
| Cooling           | Central Air                                                                         |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Lighting                            |
| Lot Description   | Back Yard, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 21               |
| Zoning         | R3               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.