

# \$229,900 - 128, 400 Silin Forest Road, Fort McMurray

MLS® #A2234344

**\$229,900**

3 Bedroom, 3.00 Bathroom, 1,624 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

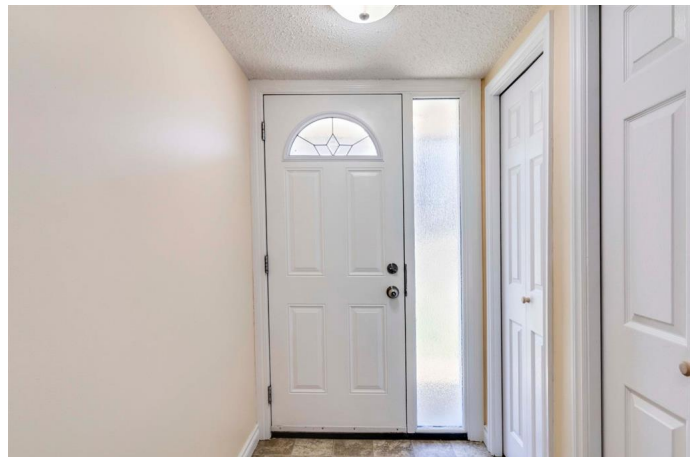
**IMMEDIATE POSSESSION AVAILABLE!**

Welcome to #128-400 Silin Forest Road, a bright END-UNIT townhome tucked into the heart of family-friendly Thickwood in Fort McMurray. Whether you're a first-time buyer, growing your family, or looking for a solid investment, this home checks all the boxes for comfort, space, and location.

Step inside to a SPACIOUS FOYER that leads into a MASSIVE, sun-filled living room with direct access to the backyard, perfect for relaxing or hosting friends. Head up to the second level, where youâ€™ll find NEWER FLOORING (just 2 years old), a half bath with a NEW VANITY, a bright dining area, and a refreshed kitchen featuring a backsplash and countertops also done 2 YEARS AGO, plus a fridge and stove that are only A YEAR OLD. Thereâ€™s even a WALK-IN PANTRY for extra storage.

On the third level, youâ€™ll find TWO generously sized bedrooms that share a renovated 5-piece bathroom with NEW FLOORING and a DOUBLE VANITY, while the PRIMARY SUITE offers tons of natural light, a WALK-IN CLOSET, and a PRIVATE ENSUITE. Downstairs, the basement is the perfect flexible space, use it as a cozy office, home gym, or rec room.

Other features include a SINGLE ATTACHED GARAGE and the MAJOR BONUS of visitor



parking located directly BESIDE the unit, super convenient for guests. And when it comes to location, this one is hard to beat: you're within WALKING DISTANCE to schools, grocery stores, restaurants, shops, and the Birchwood Trails. Book your private showing today!

Built in 1976

### Essential Information

MLS® #	A2234344
Price	\$229,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

### Community Information

Address	128, 400 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3S5

### Amenities

Amenities	Clubhouse, Day Care, Fitness Center, Playground
Parking Spaces	2
Parking	Additional Parking, Driveway, Garage Faces Front, Parking Lot, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	5
Zoning	R3

## Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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