

# \$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	Driveway, Garage Faces Front, Single Garage Attached, Concrete Driveway
# 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	1
Zoning	R3

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.