

# \$155,000 - 83, 400 Silin Forest Road, Fort McMurray

MLS® #A2254968

**\$155,000**

3 Bedroom, 2.00 Bathroom, 1,554 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

This affordable home is full of potential and priced below comparables to reflect the TLC it needs, making it a fantastic opportunity for buyers looking to build equity. The main floor features bright windows that bring in plenty of natural light, a dining area, and a kitchen with linoleum flooring, a large walk-in pantry, and an extra freezer. The spacious living area offers a mix of hardwood floors and carpet accents, and there's also a convenient half bathroom on this level. The single attached garage is wired but not heated. Upstairs, you'll find three generously sized bedrooms, including one with an extremely large walk-in closet. The full bathroom features a tub, large counter space, and a linen closet, along with a large hallway closet for additional storage. Outside, the backyard is fully fenced, low maintenance, and perfect for enjoying the outdoors. Located in the heart of Thickwood, this home is within walking distance to schools and close to shopping and amenities. With space, functionality, and an excellent location, this property is a great find at a price that leaves room for your personal touch.

Built in 1976

## Essential Information

MLS® # A2254968

Price \$155,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,554         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 83, 400 Silin Forest Road |
| Subdivision | Thickwood                 |
| City        | Fort McMurray             |
| County      | Wood Buffalo              |
| Province    | Alberta                   |
| Postal Code | T9H 3S5                   |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Playground, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                         |
| Parking        | Parking Pad, Single Garage Attached       |
| # of Garages   | 1                                         |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings                           |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Freezer |
| Heating           | Forced Air                                                 |
| Cooling           | None                                                       |
| Has Basement      | Yes                                                        |
| Basement          | See Remarks                                                |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Other                                |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 3                   |
| Zoning         | R3                  |
| HOA Fees       | 494                 |
| HOA Fees Freq. | MON                 |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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