

\$209,900 - 70, 400 Silin Forest Road, Fort McMurray

MLS® #A2247509

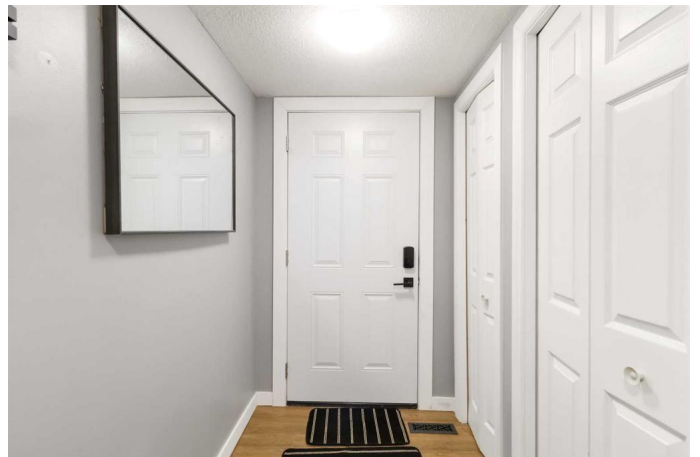
\$209,900

3 Bedroom, 2.00 Bathroom, 1,608 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 70, 400 Silin Forest Road. This is an upgraded 4-level split townhome in the heart of Thickwood, perfectly located across from Father Mercredi Community High School and just a short walk to elementary schools, shopping, restaurants, a dog park, and more. This end unit home offers the convenience of a single attached garage with a driveway parking stall, plus visitor parking nearby. Step inside to a fully renovated kitchen featuring bright white cabinetry, new countertops, sink, backsplash, brand-new LVP flooring, and a massive pantry with additional built in cabinets and counter space. All kitchen appliances have been updated since 2019. The spacious dining room, finished with matching LVP floors, overlooks your bright and airy living room with soaring ceilings and direct access to the fully fenced yard offering a perfect space for relaxing or entertaining. A beautifully renovated half bath completes this area. Upstairs, you'll find a large primary bedroom with a huge walk in closet fitted with custom built-ins, plus two additional bedrooms, all with plush carpeting. The full bathroom has been fully updated with double sinks, extra cabinetry, a new tub, tile, and flooring since 2019. In the basement, you will find a newer furnace with central A/C, the washer and dryer, and abundance of shelving for all your storage needs. The complex even includes a playground for the kids and 24/7 key fob access to the private strata gym! With stylish updates, thoughtful storage solutions, and a



prime location, this move in ready home is waiting for you and your family!

Built in 1976

Essential Information

MLS® #	A2247509
Price	\$209,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,608
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	70, 400 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3S5

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Attached, Stall
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, Open Floorplan, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	2
Zoning	R3

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.