

# \$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 | 18              |
| Zoning         | R3              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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