

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

MLS® #A2247509

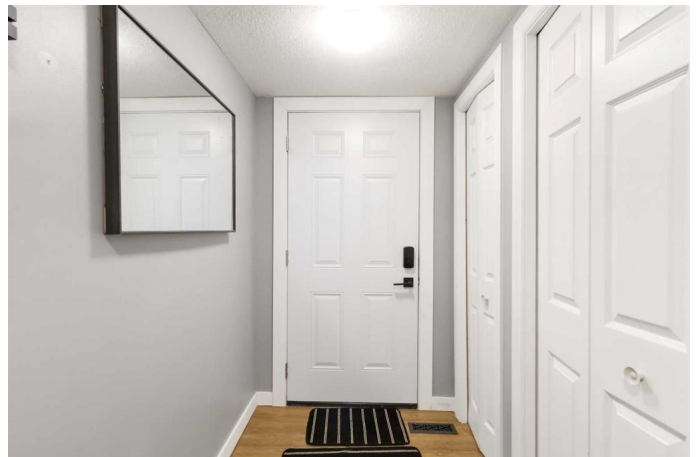
**\$209,900**

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 | 10                |
| 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.