

\$196,000 - 30, 400 Silin Forest Road, Fort McMurray

MLS® #A2269036

\$196,000

3 Bedroom, 3.00 Bathroom, 1,588 sqft
Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

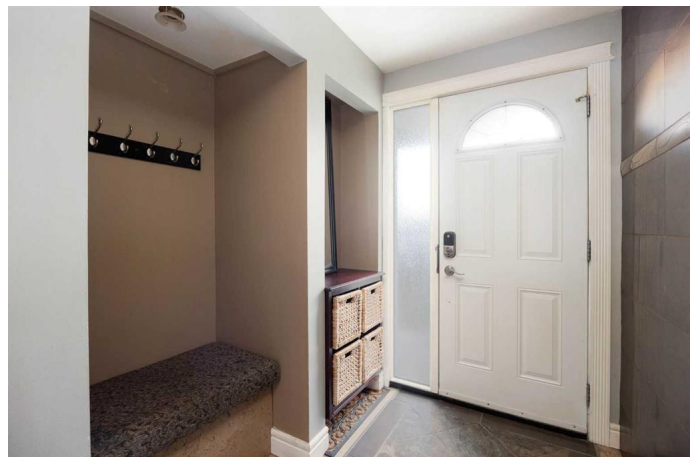
Welcome to this beautifully designed 3 bedroom, 2.5 bath end unit townhome, offering a one-of-a-kind layout that's both stylish and functional. Thoughtfully crafted with modern living in mind, this home features vaulted ceilings, bright open spaces, and a design that perfectly balances comfort and convenience.

The main floor showcases a spacious kitchen complete with a center island, pantry unit, and plenty of storage, ideal for both everyday use and entertaining. The open concept living and dining areas create an inviting flow, filled with natural light.

Upstairs, the rare layout truly shines. The primary suite offers a relaxing retreat with a large walk-in closet, with a pocket door, and a custom-tiled shower in the private ensuite. A second full bathroom on this level includes upper-floor laundry hookups and an oversized soaker tub, adding exceptional practicality. Two additional bedrooms provide ample space for family, guests, or a home office.

Every detail has been carefully considered, from the bright, open feel of the main living area to the thoughtfully designed upper floor. With its unique floor plan, modern finishes, this townhome stands out.

Discover a home that truly has it all, style, space, and smart design.



Built in 1976

Essential Information

MLS® #	A2269036
Price	\$196,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	30, 400 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3S5

Amenities

Amenities	Park, Playground, Trash, Visitor Parking, Fitness Center
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Playground
Lot Description	Cul-De-Sac
Roof	Asphalt
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	14
Zoning	R3

Listing Details

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

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.