



# 400 Silin Forest Road Fort McMurray Alberta

\$189,900

Welcome to 4-400 Silin Forest Rd backing onto a playground and park. Upon entry, you'll be greeted by a spacious foyer, granting access to the garage, stairs leading to the laundry and utility room below, or upstairs to the second level. The living room takes center stage, boasting lofty ceilings that seamlessly connect to the dining room above. You will find it impossible not to fall in love with the abundant brightness and airiness of this property. The expansive kitchen offers a butler's pantry, offering extra storage for your convenience. Additionally, a 2-piece half bathroom is located on the main floor. On the fourth level, you'll discover a well-appointed 4PC main bathroom and 3 generously sized bedrooms, with the primary bedroom enjoying a massive walk in closet. Off the living room is a fenced backyard which is perfect for kids. Speaking of kid's this unit backs onto the park and playground and there is an onsite daycare in the common area building. This unit has been well maintained and boasts neutral paint colours throughout. There are no interior pictures only because the current tenants will not allow them to be taken. The tenants will be moving out July 31st and an August 1st is available. Condo fees were just lowered to \$607.41/month. Its proximity to key amenities such as Save on Foods, Father Mercredi High School, Shopper's Drug Mart, and convenient bus access make it a prime location. This property is priced to sell and is expected to be in high demand. Don't miss your opportunity to call this beautiful home yours, so call today to schedule a viewing and explore all that it has to offer! (id:6769)

Living room 19.25 Ft x 11.58 Ft  
Dining room 12.00 Ft x 9.92 Ft  
2pc Bathroom Measurements not available  
Kitchen 12.00 Ft x 10.83 Ft  
4pc Bathroom Measurements not available

Primary Bedroom 12.00 Ft x 11.00 Ft  
Bedroom 8.67 Ft x 13.67 Ft  
Bedroom 10.33 Ft x 10.33 Ft  
Foyer 6.92 Ft x 10.33 Ft

Listing Presented By:



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RE/MAX FORT MCMURRAY

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