



# 125 Silin Forest Road Fort McMurray Alberta

\$449,900

Welcome to 125 Silin Forest Road located in Thickwood on a large 7272 Sqft CORNER LOT next to a GREEN SPACE! This home is conveniently located across the street from Thickwood Heights & St Paul's Elementary school - perfect for a family with young kids. This home features 4 beds, 2.5 baths, a HUGE FULLY FENCED BACKYARD and a detached HEATED DOUBLE GARAGE (25'5" x 22'6") with back alley access. The main floor has been modernized with neutral paint tones, laminate flooring, and NEW LIGHT FIXTURES. The kitchen was RECENTLY RENOVATED with new corona counter tops, tons of cabinetry and STAINLESS STEEL APPLIANCES include a GAS RANGE STOVE! Just off the dining area is access to the rear deck which is the perfect space for entertaining in the summer months. The backyard is perfect for a large family with kids and dogs and has a large storage shed tucked away in the corner. The detached HEATED GARAGE faces the rear of the home attached to a parking pad with space for 2 vehicles. Additionally, the garage is insulated, heated, drywalled & painted making this the perfect space for a MAN CAVE. The basement features one large bedroom and a huge REC ROOM/WET BAR that could be used as a second family room or play room. Additionally, the basement has a utility/laundry room and TWO STORAGE ROOMS to help eliminate clutter. The basement carpets have been replaced with NEW CARPET since these photos have been taken. ADDITIONAL FEATURES: fresh paint, kitchen recently renovated, AIR CONDITIONING, and modern bathroom vanities. \*Seller can accommodate a quick possession\* (id:6769)

3pc Bathroom 9.75 Ft x 5.08 Ft

Other 9.75 Ft x 11.92 Ft

Bedroom 14.83 Ft x 8.92 Ft

Recreational, Games room 15.92 Ft x 33.42 Ft

Storage 13.08 Ft x 10.25 Ft

Storage 10.75 Ft x 4.25 Ft

Furnace 5.92 Ft x 4.17 Ft

2pc Bathroom 4.83 Ft x 4.92 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Bedroom 10.50 Ft x 8.42 Ft

Bedroom 10.58 Ft x 9.08 Ft

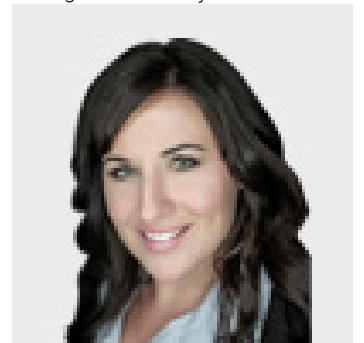
Dining room 9.08 Ft x 9.33 Ft

Kitchen 13.17 Ft x 13.33 Ft

Living room 13.92 Ft x 19.00 Ft

Primary Bedroom 13.17 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
EXP REALTY

**RE/MAX**<sup>®</sup>

**RE/MAX Fort McMurray**

9919 Biggs Avenue, Fort  
McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net