



# 400 Silin Forest Road Fort McMurray Alberta

\$249,900

Welcome to 50-400 Silin Forest: This turnkey townhouse, built in 2018 with a professionally developed basement completed in 2021, offers a prime location directly across from Father Patrick Mercredi Community High School. Featuring a two-car paved driveway, heated attached garage, fenced backyard backing onto a playground, and access to a fully equipped gym and daycare within the complex, this property presents an excellent opportunity for first-time buyers, professionals, families, or investors. Upon entry, you're greeted by a modern foyer with modern closet doors and convenient access to the garage. Up into the living room, you'll be impressed by soaring ceilings and luxury vinyl plank flooring. Natural light floods the space through the exterior door leading to the fenced backyard. The next level boasts a dining area overlooking the living room and a well-designed kitchen with stainless steel appliances, ample counter space, and an exceptionally large pantry. The top floor provides a private sanctuary with three bedrooms. The primary bedroom, located at the top of the stairs, features an impressively spacious walk-in closet. A generously sized four-piece bathroom with a long vanity serves all bedrooms on this level, with two additional bedrooms tucked away at the end of the hall. Luxury vinyl plank flooring adorns all bedrooms. The lowest level of this home has been professionally developed, offering versatility as an office, home gym, family room, or playroom. Bright and airy, this space features LED lighting, carpeted floors, and high ceilings. The laundry area, conveniently located in the corner with stacked appliances and accompanied by a sink and cabinets, enhances functionality. Other highlights include central A/C, a new home warranty valid until 2028, and successful Radon Testing conducted last year. Don't miss the chance to schedule a private tour of your ...

4pc Bathroom 8.75 Ft x 7.58 Ft

Bedroom 8.83 Ft x 13.75 Ft

Bedroom 10.08 Ft x 9.33 Ft

Primary Bedroom 12.25 Ft x 10.58 Ft

Other 6.67 Ft x 13.00 Ft

Recreational, Games room 18.67 Ft x 10.17 Ft

Furnace 6.67 Ft x 3.58 Ft

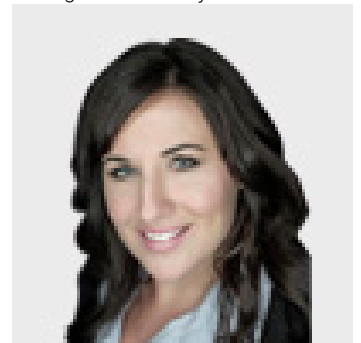
2pc Bathroom 6.67 Ft x 4.50 Ft

Dining room 12.00 Ft x 9.67 Ft

Kitchen 12.25 Ft x 10.58 Ft

Living room 19.17 Ft x 11.58 Ft

Listing Presented By:



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## RE/MAX®

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