



## 400 Silin Forest Road Fort McMurray Alberta

\$229,900

Welcome to 46 -400 Silin Forest: This turnkey townhouse, built in 2018 by Casman Construction offers a prime location directly across from Greenspace and short walking distance to 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. 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 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 4 piece bathroom with a long vanity serves all bedrooms on this level, with two additional bedrooms tucked away at the end of the hall. The laundry area located in the unfinished basement. Other highlights include a new home warranty valid until 2028,. Schedule a private tour of your new home today. (id:6769)

Kitchen 12.33 Ft x 10.92 Ft  
Dining room 12.33 Ft x 10.25 Ft  
2pc Bathroom 6.83 Ft x 4.58 Ft  
5pc Bathroom 8.92 Ft x 7.33 Ft  
Bedroom 8.92 Ft x 7.33 Ft

Bedroom 10.25 Ft x 10.17 Ft  
Primary Bedroom 12.33 Ft x 11.08 Ft  
Other 6.83 Ft x 13.33 Ft  
Foyer 6.83 Ft x 10.25 Ft  
Living room 19.58 Ft x 16.92 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://www.markhartigan.com>

**RE/MAX**

**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173  
[jadenek@remax.net](mailto:jadenek@remax.net)