

# \$318,000 - 116 Silin Forest Road, Fort McMurray

MLS® #A2204565

**\$318,000**

5 Bedroom, 2.00 Bathroom, 1,032 sqft  
Residential on 0.10 Acres

Thickwood, Fort McMurray, Alberta

What a Delightful Home â€” Pride of Ownership Shines! This move-in-ready gem features a Separate Entrance with a Full Kitchen in the Basement, offering excellent revenue potential. With a total of 5 bedrooms and 2 full baths, this home provides plenty of space for a growing family or rental income.

The main floor boasts an open-concept layout with a beautiful kitchen featuring gorgeous cabinetry and a sit-up island, seamlessly flowing into the spacious front living room. The gleaming high-grade laminate flooring adds elegance, while the refurbished, spacious bathroom provides modern comfort. There are three large bedrooms on the main floor, including a primary suite with garden doors leading to a newly built huge deck â€” perfect for outdoor entertaining.

The basement is equally impressive, offering two large bedrooms, a full bath, loads of storage space, and laundry.

The large, fully fenced yard provides ample parking and plenty of room to build a garage. Plus, central air conditioning is a welcome bonus!

The location is unbeatable â€” just half a block to the public school and approximately four blocks to shopping. This home truly has it all â€” donâ€™t miss out on this fantastic opportunity!



Built in 1974

## Essential Information

MLS® #	A2204565
Price	\$318,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	0.10
Year Built	1974
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	116 Silin Forest Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2A1

## Amenities

Parking Spaces	3
Parking	Gravel Driveway, Oversized, Parking Pad

## Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Barbecue, Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	44
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX Connect
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