

# \$217,999 - 145, 400 Silin Forest Road, Fort McMurray

MLS® #A2246953

**\$217,999**

3 Bedroom, 2.00 Bathroom, 1,411 sqft

Residential on 0.00 Acres

Thickwood, Fort McMurray, Alberta

Welcome to Cedar Woods! This fully renovated 3-bedroom townhome END UNIT is located in the heart of Thickwood—just steps from schools, parks, and all the amenities your family needs.

Inside, you'll find a bright white kitchen with modern cabinetry, stainless steel appliances, and durable vinyl flooring throughout. The open-concept living and dining space is perfect for everyday living and entertaining. Upstairs, the large master bedroom features an oversized walk-in closet that's sure to impress.

Outside, enjoy your own private fenced yard—perfect for pets, kids, or relaxing in the evenings. This home also includes a single-car garage and a private driveway for added convenience.

As a bonus, Cedar Woods offers an on-site gym facility for residents. Whether you're a first-time buyer, investor, or looking for low-maintenance living, this one checks all the boxes!

Built in 1976

## Essential Information

MLS® # A2246953

Price \$217,999

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,411         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 145, 400 Silin Forest Road |
| Subdivision | Thickwood                  |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H3S5                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Fitness Center         |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                 |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 19               |
| Zoning         | R3               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.