



THE
A-TEAM

**RE/MAX
FIRST**

433 SIGNAL Road, Fort McMurray T9H3W6

MLS® #: **A2093850**

Area: **Thickwood**

Listing Date: **11/17/23**

List Price: **\$487,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1976

Lot Information

Lot Sz Ar:

6,716 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,593

Low Sqft:

Ttl Sqft:

1,593

DOM

182

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

4 Level Split

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,City Lot,Landscaped,See Remarks

Double Garage Detached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Other,Storage

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Water Softener

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`2" x 13`7"	Living Room	Main	18`9" x 14`2"
Dining Room	Main	8`6" x 8`11"	Bedroom - Primary	Second	12`6" x 12`9"
3pc Bathroom	Second	5`1" x 4`8"	4pc Bathroom	Second	4`11" x 7`10"
Bedroom	Second	9`7" x 10`10"	Bedroom	Second	8`0" x 10`9"
Bedroom	Lower	8`8" x 12`1"	3pc Bathroom	Lower	8`2" x 7`5"
Family Room	Lower	17`1" x 11`7"	Game Room	Basement	20`6" x 12`9"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **7620092**
 Zoning: **R1**

Remarks

Pub Rmks: **Bright, spacious, updated home in beautiful Thickwood across from the trails! This home is located on a large lot with detached, heated garage, and tons of parking. From the moment you walk through the door, the pride of ownership shines through! A spacious main living area with living room, dining area and kitchen with tons of cupboard space, make up the main level. Upstairs you have an updated full bathroom, two bedroom, and a primary bedroom with a 3pc ensuite. The lower level has a fourth bedroom, another full bathroom and a family room with large bright windows. The basement has another living area, a laundry room, and utility room with storage area. There is also a cold storage closet, and crawl space for additional storage. The home has had many updates, including Vinyl Plank flooring, bathroom updates, a brand new furnace, the roof, siding, windows, and front deck have all been updated! The huge back yard, comes complete with a hot tub, a 10x12 shed, and double detached garage . The home comes with A/C, a water softener, central vac rough in, and is move in ready! This home is walking distance to schools, shopping, dog park, ball fields, playground and directly across from the trails. Call to view today!**

Inclusions: **none**
 Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











