



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 SIGNAL Cove, Fort McMurray T9H 3V8**

MLS® #: **A2104938**

Area: **Thickwood**

Listing Date: **01/31/24**

List Price: **\$479,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1976**

Lot Information

Lot Sz Ar:

**6,788 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,240**

Low Sqft:

Ttl Sqft:

**1,240**

DOM

**101**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**3**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**See Remarks**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

**4pc Bathroom**

**3pc Bathroom**

**Bedroom**

**Family Room**

**Kitchen With Eating Area**

**Storage**

**Bedroom**

Level

**Main**

**Basement**

**Main**

**Basement**

**Main**

**Basement**

**Main**

Dimensions

**4`11" x 8`7"**

**4`3" x 7`7"**

**8`0" x 11`0"**

**26`5" x 17`7"**

**10`2" x 13`10"**

**10`7" x 3`10"**

**8`0" x 9`10"**

Room

**2pc Ensuite bath**

**Bedroom**

**Bedroom - Primary**

**Living Room**

**Mud Room**

**Furnace/Utility Room**

Level

**Main**

**Basement**

**Main**

**Main**

**Main**

**Basement**

Dimensions

**4`10" x 4`7"**

**9`9" x 10`11"**

**11`5" x 13`6"**

**11`8" x 12`7"**

**13`10" x 6`7"**

**13`0" x 16`1"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**7620092**

Remarks

Pub Rmks: **LOCATION! LOCATION! LOCATION! We've all heard LOCATION is what you need to buy when shopping for your new home! Well HONEY STOP THE CAR You found it! This beautiful 4 bedroom, 2.5 bath bungalow is located across from the Birchwood Trails & close to schools, shopping, dog park, & bus routes. All costly mechanical upgrades have been done including updated furnace, electrical panel, siding, shingles, hot water tank, & 1" inter-foil insulation around the exterior! You will LOVE the curb appeal, from the moment you enter you will feel warm and cozy vibes with the modern farmhouse finishings. The spacious kitchen has been refurbished, and there is nothing to do but move in and enjoy your new home! There are 3 bedrooms on the main floor with the The primary bedroom boats its own ensuite. The basement is developed with huge family room, bedroom, laundry, and 3pc bathroom. The fully fenced back yard has mature trees, beautiful landscaping and includes a fire pit. Located on a cul-de-sac, this is a great place to live and call "home". ACT FAST Folks! This home is a MUST to ADD TO YOUR SHOPPING LIST and offers lots to the SAVVY BUYER. CALL NOW to view and make this your home today!**

Inclusions: **fridge x 2, stove,, dishwasher, washer/dryer, all window blinds**

Property Listed By: **RE/MAX FORT MCMURRAY**

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







