



THE
A-TEAM

**RE/MAX
FIRST**

600 SIGNAL Road #218, Fort McMurray T9H 3Z4

MLS® #: **A2119563**

Area: **Thickwood**

Listing Date: **04/04/24**

List Price: **\$132,500**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

1976

Finished Floor Area

Abv Sqft:

1,052

Low Sqft:

Ttl Sqft:

1,052

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

45

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Low Maintenance Landscape,Other
Parkade**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Vinyl Siding

Flooring:

Linoleum,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`2" x 12`0"	Dining Room	Main	10`3" x 7`9"
2pc Bathroom	Main	3`1" x 5`8"	Kitchen	Main	7`10" x 7`2"
4pc Bathroom	Second	7`0" x 4`11"	Bedroom	Second	10`4" x 12`5"
Bedroom - Primary	Second	8`11" x 12`11"	Bedroom	Second	7`10" x 9`3"
Furnace/Utility Room	Basement	7`4" x 8`0"	Laundry	Basement	16`7" x 15`10"

Condo Fee:
\$511

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **8921324**

Remarks

Pub Rmks: **Welcome to #218 600 Signal Road: This updated gem in the heart of Thickwood seamlessly blends modern comfort with convenience. Step inside to discover a bright living space adorned with contemporary touches. The main floor boasts a pristine white kitchen, a convenient 2pc bathroom, a spacious dining area, and an expansive open living room. Venture outside to the fully fenced backyard, which offers privacy and storage. Upstairs, you can find three generous-sized bedrooms along with a 4pc bathroom. The fully finished basement provides access to the two underground parking spots and features a sizeable laundry room with modern built-ins, elevating functionality and storage capacity. With its central location and stylish upgrades, the affordability of this home presents a fantastic opportunity; schedule a viewing today!**

Inclusions: **AS IS WHERE IS**
Property Listed By: **The Agency North Central Alberta**

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









