

## 610 SIGNAL Road #204, Fort McMurray T9H 4W5

MLS®#: <b>A2123328</b>	Area:	Thickwood	Listing Date:	04/18/24	List Price: <b>\$99,900</b>
Status: Active	County:	Wood Buffalo	Change:	None	Association: Fort McMurray



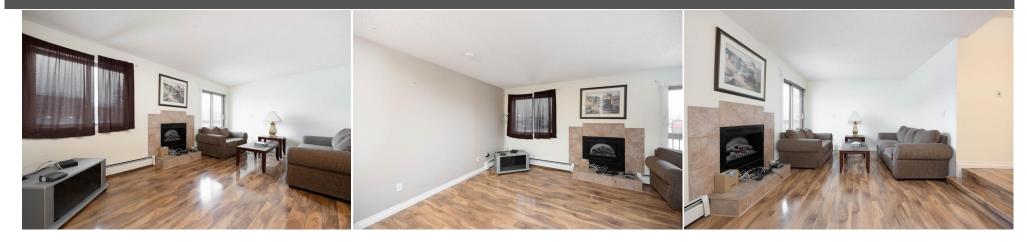
o Type:	Residential			<u>DOM</u> <b>30</b>	
Type:	Apartment			Layout	
/Town:	Fort McMurray	Finished Floor Ar	ea	Beds:	2 (2 )
r Built:	1982	Abv Sqft:	1,020	Baths:	2.0 (2 0)
Information		Low Sqft:		Style:	Apartment
Sz Ar:		Ttl Sqft:	1,020		
Shape:				Parking	
				Ttl Park:	1
				Garage Sz:	1
ess:				Galage 32.	
ess. Feat:					
Feat: k Feat:	Off Street,Stall				

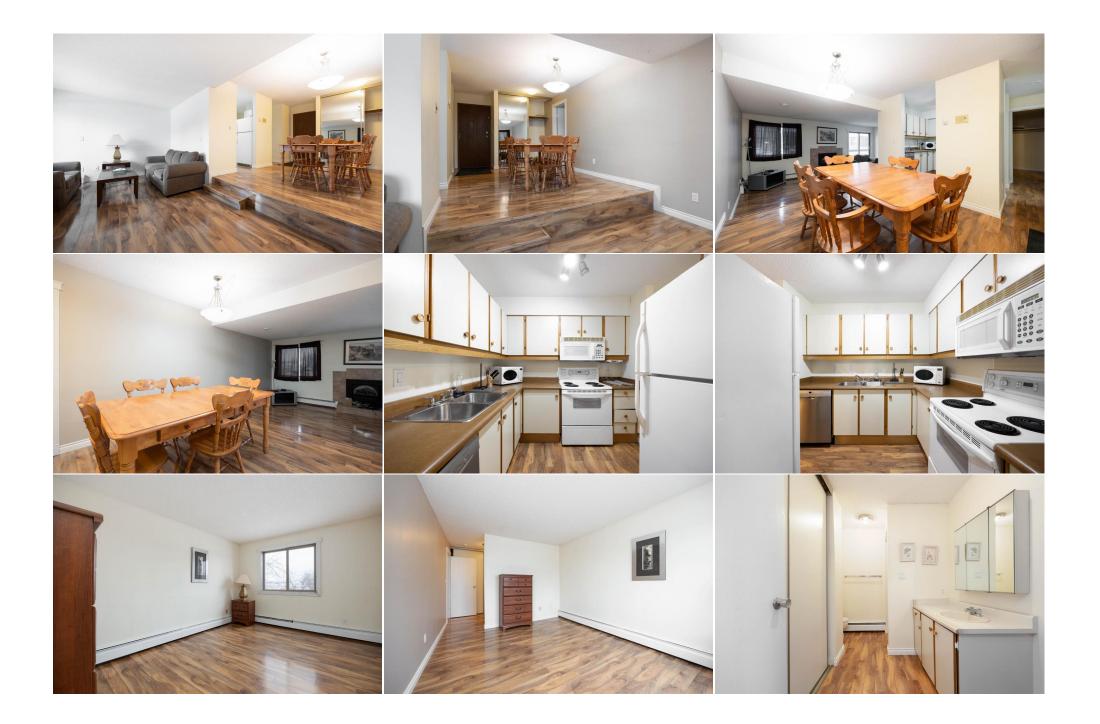
Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Baseboard None			Construction: Wood Frame,Wood Siding Flooring: Laminate Water Source: Fnd/Bsmt:	3			
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Dryer,Refrigerator,Stove(s),Washer See Remarks						
				Room Information				
Room 3pc Ensuite b Bedroom Kitchen Living Room	bath	<u>Level</u> Main Main Main Main	Dimensions 8`5" x 10`6" 14`3" x 10`6" 8`3" x 8`3" 11`0" x 18`6"	Room 4pc Ensuite bath Dining Room Laundry Bedroom - Primary Legal/Tax/Financial	<u>Level</u> Main Main Main Main	Dimensions 5`0" x 8`8" 12`0" x 10`2" 5`0" x 10`0" 20`0" x 10`8"		
Condo Fee: <b>\$563</b>			Title: Fee Simple		Zoning: <b>R3</b>			

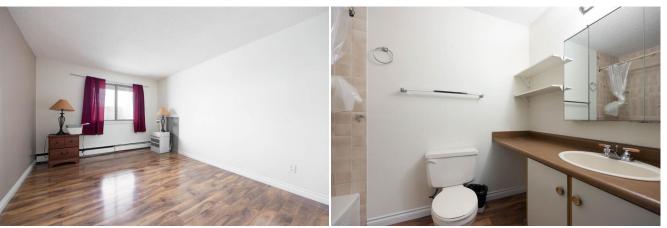
Fee Freq: Monthly 8220144						
Remarks						
Welcome to The Barrington! This inviting 2-bedroom, 2-bathroom condo with in-suite laundry is nestled in the vibrant Thickwood community, surrounded by convenient amenities, schools, and public transit. The unit boasts a cozy kitchen, a generously sized dining area, and a sunken living room with an electric fireplace, leading to an outdoor balcony. The primary bedroom features a spacious walk-in closet and a 4PC ensuite, while the second bedroom offers its own 3PC ensuite. Laminate flooring runs seamlessly throughout the unit, providing a cozy atmosphere, and the in-suite laundry comes with a storage room. A bonus is the included 1 surface energized parking stall. Beyond the comforts of the condo, the prime location in the heart of Thickwood ensures easy access to various amenities within walking distance. From nearby grocers and corner stores to pubs, churches, schools, playgrounds, parks, an arena everything you need is conveniently located right at your doorstep. Enjoy the convenience and lifestyle that this community has to offer! ridge, stove, dishwasher, washer dryer (All sold as is where is) RE/MAX FORT MCMURRAY						

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











		PRIMARY 2011 × 108* 173 sq ft		we <	4PG ENSUITE 5TT ATE 44 og R
*	LMING 112" x 188" 205 sq t	4	A KITCHEN 857 x 837 66 sq ft V DINING 12 x 1027 119 sq ft	HALL	CLO
		8EDROOM 143* x 106* 150 kg tl	3	C ENSLATE 85'x 109' 85 sq t	clo