



THE
A-TEAM

**RE/MAX
FIRST**

610 SIGNAL Road #204, Fort McMurray T9H 4W5

MLS® #: **A2123328**

Area: **Thickwood**

Listing Date: **04/18/24**

List Price: **\$99,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Apartment

City/Town:

Fort McMurray

Year Built:

1982

Lot Information

Finished Floor Area

Abv Sqft:

1,020

Low Sqft:

Ttl Sqft:

1,020

Lot Sz Ar:

Lot Shape:

DOM

30

Layout

Beds:

2 (2)

Baths:

2.0 (2 0)

Style:

Apartment

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Stall

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame, Wood Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

3pc Ensuite bath

Main

8`5" x 10`6"

Bedroom

Main

14`3" x 10`6"

Kitchen

Main

8`3" x 8`3"

Living Room

Main

11`0" x 18`6"

Room

Level

Dimensions

4pc Ensuite bath

Main

5`0" x 8`8"

Dining Room

Main

12`0" x 10`2"

Laundry

Main

5`0" x 10`0"

Bedroom - Primary

Main

20`0" x 10`8"

Legal/Tax/Financial

Condo Fee:

\$563

Title:

Fee Simple

Zoning:

R3

Legal Desc:	8220144	Fee Freq: Monthly	Remarks
Pub Rmks:	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!		
Inclusions: Property Listed By:	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





