



THE
A-TEAM

**RE/MAX
FIRST**

121 SIGNAL Cove, Fort McMurray T9H 3V8

MLS®#: **A2145724** Area: **Thickwood** Listing Date: **06/29/24** List Price: **\$459,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1976** Abv Sqft: **1,240**
Lot Information Low Sqft:
 Lot Sz Ar: **8,531 sqft** Ttl Sqft: **1,240**
 Lot Shape:

DOM

79
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Landscaped**
 Park Feat: **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	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`7"
3pc Bathroom	Basement	4`3" x 7`7"
Bedroom	Main	8`0" x 11`0"
Family Room	Basement	26`5" x 17`7"
Kitchen With Eating Area	Main	10`2" x 13`10"
Storage	Basement	10`7" x 3`10"
Bedroom	Main	8`0" x 9`10"

Room	Level	Dimensions
2pc Ensuite bath	Main	4`10" x 4`7"
Bedroom	Basement	9`9" x 10`11"
Bedroom - Primary	Main	11`5" x 13`6"
Living Room	Main	11`8" x 12`7"
Mud Room	Main	13`10" x 6`7"
Furnace/Utility Room	Basement	13`0" x 16`1"

