

## 121 SIGNAL Cove, Fort McMurray T9H 3V8

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



eral Information	<u>1</u>			DOM	
Type:	Residential			79	
Туре:	Detached			<u>Layout</u>	
Town:	Fort McMurray	Finished Floor Ar	ea	Beds:	4 (3 1 )
Built:	1976	Abv Sqft:	1,240	Baths:	2.5 (2 1)
<u>nformation</u>		Low Sqft:		Style:	Bungalow
iz Ar:	8,531 sqft	Ttl Sqft:	1,240		
hape:				Parking	
				Ttl Park:	3
				Garage Sz:	1
SS:				5	
eat:	Landscaped				
Feat:	Driveway,Single G	Garage Attached			

Utilities and Features

Roof:Asphalt ShingleHeating:Floor Furnace, Natural GasSewer:Ext Feat:Kitchen Appl:See Remarks		Construction: See Remarks Flooring: Carpet,Laminate Water Source: Fnd/Bsmt: Poured Concrete				
Int Feat:		See Remarks				
Utilities:						
				Room Information		
Room		Level	<u>Dimensions</u>	Room	<u>Level</u>	Dimensions
4pc Bathroom		Main	4`11" x 8`7"	2pc Ensuite bath	Main	4`10" x 4`7"
3pc Bathroom		Basement	4`3" x 7`7"	Bedroom	Basement	9`9" x 10`11"
Bedroom		Main	8`0" x 11`0"	Bedroom - Primary	Main	11`5" x 13`6"
Family Room		Basement	26`5" x 17`7"	Living Room	Main	11`8" x 12`7"
Kitchen With E	ating Area	Main	10`2" x 13`10"	Mud Room	Main	13`10" x 6`7"
Storage		Basement	10`7" x 3`10"	Furnace/Utility Room	Basement	13`0" x 16`1"
Bedroom		Main	8`0" x 9`10"			

Legal/Tax/Financial						
Title:	Zoning:					
Fee Simple	R1					
Legal Desc:	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:	CENTRAL A/C, FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, ALL WINDOW COVERINGS					
Property Listed By:	RE/MAX FORT MCMURRAY					

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