



THE
A-TEAM

**RE/MAX
FIRST**

453 SIGNAL Road, Fort McMurray T9H 3W6

MLS®#: **A2150773** Area: **Thickwood** Listing Date: **07/18/24** List Price: **\$404,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **6,555 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,152**
 Low Sqft:
 Ttl Sqft: **1,152**

DOM

60
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Greenbelt,Landscaped,Street Lighting,Rectangular Lot,Views**
 Park Feat: **Double Garage Detached,Driveway,Garage Faces Front,Heated Garage,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`10" x 9`1"	Kitchen	Main	12`1" x 14`1"
Living Room	Main	13`7" x 13`11"	2pc Ensuite bath	Second	4`11" x 4`4"
4pc Bathroom	Second	4`9" x 7`8"	Bedroom	Second	8`0" x 10`8"
Bedroom	Second	9`3" x 10`8"	Bedroom - Primary	Second	12`4" x 12`7"
3pc Bathroom	Lower	5`3" x 8`7"	Bedroom	Lower	11`3" x 12`0"
Family Room	Lower	17`0" x 11`2"	Game Room	Basement	20`5" x 22`1"
Storage	Basement	7`6" x 3`4"	Furnace/Utility Room	Basement	12`3" x 12`10"

