



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**433 SIGNAL Road, Fort McMurray T9H3W6**

MLS®#: **A2165037**

Area: **Thickwood**

Listing Date: **09/11/24**

List Price: **\$449,900**

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: **6,716 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,593**  
Low Sqft:  
Ttl Sqft: **1,593**

DOM

**8**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Landscaped,See Remarks**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other,Private Yard,Storage**

Construction: **Mixed,Vinyl Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **No Smoking Home,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`9" x 14`2"
3pc Ensuite bath	Second	0`0" x 0`0"
Bedroom - Primary	Second	12`6" x 12`9"
Bedroom	Second	9`7" x 10`10"
Bedroom	Lower	8`8" x 12`1"
Game Room	Basement	20`6" x 12`9"

Room	Level	Dimensions
Kitchen	Main	12`2" x 13`7"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	8`0" x 10`9"
3pc Bathroom	Lower	0`0" x 0`0"
Family Room	Lower	17`1" x 11`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7620092**

Zoning:  
**R1**

Remarks

Pub Rmks: **Bright, spacious, updated home in beautiful Thickwood across from the trails! This home is located on a large lot with detached, heated garage, and tons of parking. From the moment you walk through the door, the pride of ownership shines through! A spacious main living area with living room, dining area and kitchen with tons of cupboard space, make up the main level. Upstairs you have an updated full bathroom, two bedroom, and a primary bedroom with a 3pc ensuite. The lower level has a fourth bedroom, another full bathroom and a family room with large bright windows. The basement has another living area, a laundry room, and utility room with storage area. There is also a cold storage closet, and crawl space for additional storage. The home has had many updates, including Vinyl Plank flooring, bathroom updates, a brand new furnace, the roof, siding, windows, and front deck have all been updated! The huge back yard, comes complete with a hot tub, a 10x12 shed, and double detached garage . The home comes with A/C, a water softener, central vac rough in, and is move in ready! This home is walking distance to schools, shopping, dog park, ball fields, playground and directly across from the trails. Call to view today!**

Inclusions:  
Property Listed By: **n/a**  
**COLDWELL BANKER UNITED**

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









