



THE
A-TEAM

**RE/MAX
FIRST**

600 SIGNAL Road #525, Fort McMurray T9H3Z4

MLS® #: **A2169675**

Area: **Thickwood**

Listing Date: **10/01/24**

List Price: **\$119,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1976**

Finished Floor Area
Abv Sqft: **1,051**
Low Sqft:
Ttl Sqft: **1,051**

DOM

21
Layout
Beds: **4 (3 1)**
Baths: **2.0 (1 2)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Landscaped**
Park Feat: **Parkade**

Utilities and Features

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

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave, Range, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Laminated Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Basement	3`1" x 5`7"
Kitchen	Main	10`1" x 6`10"
4pc Bathroom	Second	7`0" x 5`0"
Bedroom	Second	10`6" x 12`6"
2pc Bathroom	Basement	6`8" x 4`5"
Furnace/Utility Room	Basement	9`3" x 7`9"

Room	Level	Dimensions
Dining Room	Main	10`6" x 7`6"
Living Room	Main	17`4" x 11`11"
Bedroom	Second	7`11" x 9`4"
Bedroom - Primary	Second	9`0" x 12`11"
Bedroom	Basement	9`4" x 10`9"

Legal/Tax/Financial

Condo Fee:
\$511

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **8921324**

Remarks

Pub Rmks: **Welcome to this amazing end-unit townhome located in the desirable Thickwood neighborhood. Featuring 4 bedrooms, this property offers plenty of space for families or tenants. The private yard is perfect for outdoor relaxation or entertainment, and the end-unit location provides added privacy. This home is being sold "as is, where is," offering a fantastic opportunity for investors or those looking to add their personal touch. Covered parking is included, providing convenience and protection from the elements. The townhome is ideally situated close to schools and parks, making it a great choice for families. Thickwood is a wonderful area of town with all amenities within easy reach. Whether you're looking to invest or make this your new home, this property has great potential!**

Inclusions:
Property Listed By: **N/A
EXP REALTY**

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





