



THE
A-TEAM

**RE/MAX
FIRST**

144 SIGNAL Road, Fort McMurray T9H2Z7

MLS®#: **A2170533**

Area: **Thickwood**

Listing Date: **10/03/24**

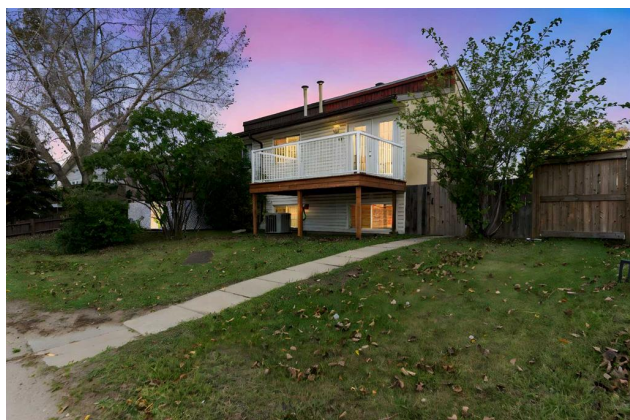
List Price: **\$299,999**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Fort McMurray

Abv Sqft:

726

Year Built:

1974

Low Sqft:

Ttl Sqft:

726

Lot Information

Lot Sz Ar:

4,149 sqft

Lot Shape:

DOM

14

Layout

Beds:

4 (1 3)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Yard Drainage,See Remarks

Double Garage Detached,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

See Remarks,Stucco,Vinyl Siding

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Microwave,Stove(s),Washer

Int Feat:

Open Floorplan,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`9" x 10`4"	4pc Bathroom	Main	4`11" x 7`10"
Dining Room	Main	8`9" x 9`0"	Kitchen	Main	8`6" x 9`8"
Living Room	Main	11`8" x 15`11"	4pc Bathroom	Basement	4`11" x 8`1"
Bedroom	Basement	11`1" x 15`2"	Bedroom	Basement	11`2" x 9`10"
Furnace/Utility Room	Basement	8`3" x 13`5"	Bedroom	Basement	8`3" x 9`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4596TR

Zoning:
R2

Remarks

Pub Rmks: **HELLO AFFORDABILITY!! This well-maintained duplex boasts 4 bedrooms and 2 bathrooms with open-concept living in the heart of Thickwood. This property is a RARE find, featuring an oversized double garage with 220 wiring—heated and ready for your vehicles or woodworking, welding, or painting projects. The property has a stunning large yard that is fully fenced and gated for privacy, making it perfect for a family, pets, or a gardening enthusiast! The home has been freshly painted throughout with a brand new ROOF, so you won't have to lift a finger—just pack your bags. This home is priced to move, so ACT FAST!!**

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







