



THE
A-TEAM

**RE/MAX
FIRST**

600 SIGNAL Road #618, Fort McMurray T9H 3Z4

MLS® #: **A2171765** Area: **Thickwood** Listing Date: **10/08/24** List Price: **\$159,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Fort McMurray**
 Year Built: **1976**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,041**
 Low Sqft:
 Ttl Sqft: **1,041**

DOM

43
Layout
 Beds: **4 (3 1)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **See Remarks,Underground**

Utilities and Features

Roof: **Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Floor Furnace** Flooring: **Carpet,Laminate,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Courtyard,Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,Laminate Counters,No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Second	
Kitchen	Main	6`9" x 6`9"	Living Room	Main	15`11" x 11`9"
Dining Room	Main	9`2" x 7`5"	Bedroom - Primary	Second	8`10" x 13`1"
Bedroom	Second	7`6" x 12`6"	Bedroom	Second	7`11" x 9`3"
Bedroom	Basement	6`2" x 9`11"			

Condo Fee:
\$489

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **8921324**

Remarks

Pub Rmks: **Welcome Home! Centrally located in Thickwood close to all amenities, this updated townhouse offers both comfort and convenience. The main floor offers kitchen with crisp white cabinets and dark countertops for the perfect contrast! Just off the kitchen is the dining room that leads to the good sized bright living room with laminate. Also located on this level is the powder room. Upstairs are 3 good sized bedroom, each with lots of closet space and a 4 piece bathroom. In the basement you will find a 4th bedroom, laundry area and door to the underground parking. Not only does this home have a great interior, but the exterior is boasts a fenced in yard with a deck is surrounded by green space. As an added bonus, the furnace was replaced in 2018. You don't want to miss out on this one! Call today.**

Inclusions:
Property Listed By: **Fridge, Stove, Microwave, Washer, Dryer
People 1st Realty**

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







