



THE
A-TEAM

**RE/MAX
FIRST**

441 SIGNAL Road, Fort McMurray T9H 3W6

MLS® #: **A2173852**

Area: **Thickwood**

Listing Date: **10/21/24**

List Price: **\$442,000**

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**

Finished Floor Area
Abv Sqft: **1,174**
Low Sqft:
Ttl Sqft: **1,174**

Lot Information

Lot Sz Ar: **6,555 sqft**
Lot Shape:

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Greenbelt,Landscaped**
Park Feat: **Additional Parking,Concrete Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Side By Side,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **None**
Flooring: **Carpet,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Bar,Chandelier,Closet Organizers,Laminate Counters,Storage,Vinyl Windows,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`7" x 21`0"
Kitchen	Main	12`7" x 10`6"
Bedroom	Main	10`7" x 10`11"
4pc Bathroom	Main	7`2" x 7`1"
Game Room	Lower	24`0" x 28`8"
Furnace/Utility Room	Lower	7`4" x 6`0"
3pc Bathroom	Lower	4`1" x 9`3"

Room	Level	Dimensions
Dining Room	Main	12`11" x 9`3"
Bedroom	Main	9`0" x 9`1"
Bedroom - Primary	Main	12`7" x 10`11"
2pc Ensuite bath	Main	5`1" x 4`9"
Bedroom	Lower	9`9" x 12`11"
Laundry	Lower	13`11" x 7`11"
Storage	Lower	4`8" x 11`8"

Title: **Fee Simple**
Legal Desc: **7620092**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to this charming 4-bedroom bi-level home in the heart of Thickwood, filled with character and modern updates. Upstairs, you'll find 3 spacious and bright bedrooms, along with an inviting eat-in kitchen featuring updated cabinets and countertops. The living room boasts a large window that floods the space with natural light, creating a warm and welcoming atmosphere, perfect for family gatherings. Downstairs, a private bedroom offers a cozy retreat, ideal for guests or additional privacy. The lower level is designed for entertaining, complete with a stunning wet bar and a fireplace with remote-controlled temperature settings. It's the perfect space to host or unwind. Step outside to a beautifully landscaped yard featuring a firepit and a spacious back deck for outdoor relaxation. The heated detached single garage and double side-by-side driveway provide plenty of parking and year-round convenience. You'll love exploring this home and discovering its many hidden touches throughout. Additional features include a new hot water tank (2021), a water softener, and shingles replaced in 2016. With gorgeous green space and trails across the street, plus schools, shopping, and a dog park just around the corner, this home offers both convenience and comfort. Don't miss your chance to make this Thickwood gem your own!**

Inclusions: **Gas fireplace with remote temperature control, garage door opener x 2, Two TV's and two mounts**
Property Listed By: **RE/MAX FORT MCMURRAY**

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











