



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

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

DOM

**91**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

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 Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **None**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Laminate,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Fire Pit,Private Yard**      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	Room	Level	Dimensions
Living Room	Main	12`7" x 21`0"	Dining Room	Main	12`11" x 9`3"
Kitchen	Main	12`7" x 10`6"	Bedroom	Main	9`0" x 9`1"
Bedroom	Main	10`7" x 10`11"	Bedroom - Primary	Main	12`7" x 10`11"
4pc Bathroom	Main	7`2" x 7`1"	2pc Ensuite bath	Main	5`1" x 4`9"
Game Room	Lower	24`0" x 28`8"	Bedroom	Lower	9`9" x 12`11"
Furnace/Utility Room	Lower	7`4" x 6`0"	Laundry	Lower	13`11" x 7`11"
3pc Bathroom	Lower	4`1" x 9`3"	Storage	Lower	4`8" x 11`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**7620092**

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 a convection microwave, updated cabinets and countertops. The living room boasts a large window, that provides heat through the day and floods the space with natural light, creating a warm and welcoming atmosphere, perfect for growing plants. With a great option to install solar panels. 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 double locked gate to the backyard is 92" wide so you can safely store your boat or quad. The heated attached 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**











