



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**600 SIGNAL Road #225, Fort McMurray T9H 3Z4**

MLS® #: **A2188822**

Area: **Thickwood**

Listing Date: **01/17/25**

List Price: **\$139,900**

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**

Finished Floor Area  
Abv Sqft: **955**  
Low Sqft:  
Ttl Sqft: **955**

DOM

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking  
Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Parkade**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Playground**

Construction: **See Remarks**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Living Room</b>	<b>Main</b>	<b>17`3" x 11`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 7`7"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>10`5" x 12`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>7`10" x 9`2"</b>	<b>Bedroom</b>	<b>Second</b>	
<b>Bedroom - Primary</b>	<b>Second</b>	<b>8`11" x 12`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 6`11"</b>
<b>Laundry</b>	<b>Basement</b>				

Legal/Tax/Financial

Condo Fee:  
**\$489**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **8921324**

Remarks

Pub Rmks: **FANTASTIC 3 Bedroom, 1.5 bath townhome in Central Thickwood! Nestled within walking distance to all amenities. This townhome/condo features a bigger basement and comes with 2 parking stalls. Fenced back yard, in a great location! Perfect investment property or starter home. Call to view! Property is sold as is where is without any seller's warranties or representations.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX FORT MCMURRAY**

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





