



THE
A-TEAM

**RE/MAX
FIRST**

600 SIGNAL Road #816, Fort McMurray T9H 3Z4

MLS® #: **A2190706** Area: **Thickwood** Listing Date: **02/05/25** List Price: **\$113,400**
 Status: **Active** County: **Wood Buffalo** Change: **-\$7k, 07-Mar** 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: **1,055**
 Low Sqft:
 Ttl Sqft: **1,055**

DOM
54
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Guest,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Other**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 5`7"	Dining Room	Main	10`4" x 7`7"
Kitchen	Main	7`10" x 6`11"	Living Room	Main	17`1" x 11`11"
4pc Bathroom	Second	6`11" x 4`10"	Bedroom	Second	10`5" x 12`5"
Bedroom	Second	7`10" x 9`2"	Furnace/Utility Room	Basement	16`8" x 12`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$477

Fee Simple
Fee Freq:
Monthly

R3

Legal Desc: **8921324**

Remarks

Pub Rmks: **Welcome to 816-600 Signal Road: The hottest complex in Thickwood, these units have been selling and for good reason! Underground parking, fully fenced yards, plenty of lower level storage and three bedrooms plus a large living room overlooking the backyard. Enjoy the close proximity to bus stops and shopping as well as many parks trails and schools. This unit offers a lot of value for first time home buyers and investors alike - schedule a tour today.**

Inclusions:
Property Listed By: **Sold as is where is**
The Agency North Central Alberta

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







