



THE
A-TEAM

**RE/MAX
FIRST**

453 SIGNAL Road, Fort McMurray T9H 3W6

MLS®#: **A2197349**

Area: **Thickwood**

Listing Date: **02/26/25**

List Price: **\$404,900**

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: **1,152**
Low Sqft:
Ttl Sqft: **1,152**

DOM

0
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Greenbelt,Landscaped,Lawn,Rectangular Lot,Street Lighting,Views**
Park Feat: **Double Garage Detached,Driveway,Garage Faces Front,Heated Garage,Parking Pad,RV Access/Parking**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`10" x 9`1"	Kitchen	Main	12`1" x 14`1"
Living Room	Main	13`7" x 13`11"	2pc Ensuite bath	Second	4`11" x 4`4"
4pc Bathroom	Second	4`9" x 7`8"	Bedroom	Second	8`0" x 10`8"
Bedroom	Second	9`3" x 10`8"	Bedroom - Primary	Second	12`4" x 12`7"
3pc Bathroom	Lower	5`3" x 8`7"	Bedroom	Lower	11`3" x 12`0"
Family Room	Lower	17`0" x 11`2"	Game Room	Basement	20`5" x 22`1"
Storage	Basement	7`6" x 3`4"	Furnace/Utility Room	Basement	12`3" x 12`10"

Title: **Fee Simple**
Zoning: **R1**
Legal Desc: **7620092**

Remarks

Pub Rmks: **NEW SHINGLES. FRESH PAINT. NEW FLOORING. OPEN CONCEPT, 24X22 GARAGE - GREAT PRICE! Welcome to 453 Signal Road: This spacious 4 bedroom 2.5 bathroom home has a lot to offer including New Shingles (2022), ample parking and toy storage, a detached garage, large backyard and a functional layout host to a main floor living room, updated kitchen, lower level family room and another level with a large recreation room - whether you're looking for a home for you to share with others or your own place where entertaining guests is a breeze, this is a great place to grow into and make your own! A long driveway leads to the back of the property where a 24x22 detached double car garage is found. Comfortably park several vehicles or store your recreational toys with ease. The yard is fenced and the location couldn't be more convenient with beautiful tree lined Green Belt views from the front that provides direct access to walking trails while also being steps to schools, shopping and many other Thickwood amenities! An open floor plan welcomes you inside where an updated kitchen with rich coloured cabinets, beautiful granite countertops, a large island, stainless steel appliances and a mosaic tile backsplash. Large windows bring in natural light and views and make the living room and dining room bright. The top level of the home offers a private setting for 3 bedrooms, the largest with its own 2pc ensuite bathroom, and an updated 4pc bathroom with a tile surround shower and floating vanity. This 4 level split has lots of space to stretch out in! The level below the main has a large and bright family room with a 4th bedroom and 3pc bathroom attached to it. Another short flight of stairs down and a massive recreation room awaits, the perfect space for a games room, theatre room, play room or workout area. Schedule a tour of this value packed home today!**

Inclusions: **N/A**
Property Listed By: **The Agency North Central Alberta**

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









