

#### 453 SIGNAL Road, Fort McMurray T9H 3W6

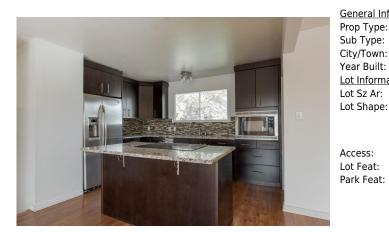
Ext Feat:

Kitchen Appl:

A2197349 02/26/25 MLS®#: Area: Thickwood Listing List Price: **\$404,900** 

Status: **Pending Wood Buffalo** Change: None Association: Fort McMurray County:

Date:



**General Information** 

Prop Type: Residential Sub Type: Detached City/Town: Fort McMurray

1976 Abv Saft: Low Sqft: Lot Information

> 6,555 sqft Ttl Sqft: 1,152

Finished Floor Area

2 Garage Sz:

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

1,152

DOM

<u>Layout</u>

4 (3 1 )

2.5 (2 1)

5

4 Level Split

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

33

#### Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: **Vinyl Siding, Wood Frame** Forced Air, Natural Gas Sewer:

Flooring: **Private Yard** Laminate Water Source: Fnd/Bsmt:

> **Poured Concrete** 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**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

### Legal/Tax/Financial

Title: Zoning: Fee Simple 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:

Property Listed By: The Agency North Central Alberta

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









