



THE
A-TEAM

**RE/MAX
FIRST**

600 SIGNAL Road #414, Fort McMurray t9h3z4

MLS® #: **A2222007**

Area: **Thickwood**

Listing Date: **05/21/25**

List Price: **\$135,000**

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**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,065**
Low Sqft:
Ttl Sqft: **1,065**

DOM

10
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Landscaped**
Park Feat: **Parkade**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Laminate Counters,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 5`7"
Kitchen	Main	10`0" x 6`10"
4pc Bathroom	Second	7`1" x 5`0"
Bedroom	Second	8`0" x 9`4"
Game Room	Basement	11`9" x 12`5"

Room	Level	Dimensions
Dining Room	Main	9`3" x 7`6"
Living Room	Main	17`4" x 11`8"
Bedroom	Second	10`6" x 12`7"
Bedroom - Primary	Second	9`1" x 13`1"

Legal/Tax/Financial

Condo Fee:
\$534

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **8921324**

Remarks

Pub Rmks: **Welcome to this well-maintained 3 bedroom+ REC Room, 1.5-bathroom townhouse located in the heart of Thickwood! This home offers a functional layout with plenty of space for families, first-time buyers, or investors. The main floor features a bright living area, a convenient half bath, and a cozy kitchen with adjacent dining space. Upstairs, you'll find four generously sized bedrooms and a full bathroom. The basement offers additional storage or potential for future development. Enjoy the outdoors with your private fenced yard, and take advantage of nearby schools, parks, shopping, and public transit. Affordable, spacious, and ideally located — this home is a must-see!**

Inclusions: **DISHWASHER, MICROWAVE, FRIDGE, WASHER/DRYER, STOVE**
Property Listed By: **COLDWELL BANKER UNITED**

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





