



THE
A-TEAM

**RE/MAX
FIRST**

121 SIGNAL Cove, Fort McMurray T9H3V8

MLS®#: **A2224430**

Area: **Thickwood**

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

List Price: **\$424,500**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$15k, 08-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1976**
Lot Information
Lot Sz Ar: **6,788 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,246**
Low Sqft:
Ttl Sqft: **1,246**

DOM

46
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac**
Park Feat: **Asphalt,Garage Door Opener,Garage Faces Front,Parking Pad,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	5`0" x 4`7"
Bedroom	Main	8`2" x 9`10"
Dinette	Main	11`8" x 8`8"
Living Room	Main	11`1" x 15`7"
Bedroom - Primary	Main	11`8" x 13`6"
Den	Basement	9`9" x 10`11"
Family Room	Basement	26`2" x 17`8"

Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 8`7"
Bedroom	Main	8`0" x 11`0"
Kitchen	Main	10`0" x 13`10"
Mud Room	Main	13`8" x 6`7"
3pc Bathroom	Basement	4`3" x 7`4"
Bedroom	Basement	10`6" x 14`2"
Storage	Basement	10`2" x 3`9"

Laundry	Basement	13`0" x 16`0"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	7620092	Zoning: R1	Remarks
Pub Rmks:	121 SIGNAL COVE! Located in Central Thickwood sitting on very nice large 6,788 sqft culda-ca corner lot adjacent to Signal Road and the Birchwood Trail system that spans 32km+. Conveniently located; you are also just blocks away from Elementary schools, ball diamonds, dog park and grocery store! This location is excellent and you get a yard wit Mature tree's & a view of the greenbelt which is also very private with a lovely rear deck, shed & fire pit area! You have 4 beds, 3 baths which include primary bedroom ensuite, central A/C, all appliances; and is fully developed to include a very functional mudroom off the attached garage with storage! Other upgrades include Furnace, hot water tank, shingles, siding, windows and more! Inside you have durable laminate flooring, white kitchen cabinets and the sink looks out to the large beautiful back yard so you can keep an eye on the kids from the kitchen! Main floor also has dinette area, 4 piece bathroom and fresh painting! This non-smoking home is in excellent condition and very well cared for. Basement is also fully developed with 4th bedroom, den/flex room and a large family room hang out area + storage & laundry room! Call today to view!		
Inclusions: Property Listed By:	FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, CENTRAL A/C, GARAGE DOOR OPENER, SHED COLDWELL BANKER UNITED		

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









