



THE
A-TEAM

**RE/MAX
FIRST**

600 SIGNAL Road #816, Fort McMurray T9H 3Z4

MLS® #: **A2225333**

Area: **Thickwood**

Listing Date: **05/28/25**

List Price: **\$102,100**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$6k, 02-Jul**

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

43

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Guest,Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Other

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **Storage,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Condo Fee:		Title:		Zoning:	
\$477		Fee Simple		R3	
		Fee Freq:			
		Monthly			
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: **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







