



THE
A-TEAM

**RE/MAX
FIRST**

600 SIGNAL Road #207, Fort McMurray T9H 4S6

MLS® #: **A2225771**

Area: **Thickwood**

Listing Date: **06/02/25**

List Price: **\$127,900**

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

Finished Floor Area

Abv Sqft:

958

Low Sqft:

Ttl Sqft:

958

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

3

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Other

Off Street, Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Concrete, Vinyl Siding

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer, Refrigerator, See Remarks, Stove(s), Washer

Int Feat:

Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee:		Title:		Zoning:	
\$545		Fee Simple		R3	
		Fee Freq:			
		Monthly			
Legal Desc:	8921324				

Remarks

Pub Rmks:

FENCED YARD! Welcome to 207-600 Signal Rd! A fantastic opportunity for first time homeowners or investors alike! This townhome has it's own private fenced backyard making it ideal for kids or pets. See your kids off to school from your front step as St. Gabriel School is located directly across the street and Westview elementary School and Westwood Highschool are also located within 1 block. Theis 3 bedrooms and 1.5 bathroom offers a sunny west facing backyard that is fully fenced. There is 2 car parking in the covered parkade. This unit is currently rented to long term tenants for \$1600/month and they would love to stay. Located in a great central Thickwood location across the street from schools and shopping.

Inclusions:

Fridge, stove, washer, dryer

Property Listed By:

RE/MAX Connect

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



