



THE
A-TEAM

**RE/MAX
FIRST**

610 SIGNAL Road #216, Fort McMurray T9H4W5

MLS® #: **A2229046** Area: **Thickwood** Listing Date: **06/09/25** List Price: **\$119,900**
Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Fort McMurray**
Year Built: **1982**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **963**
Low Sqft:
Ttl Sqft: **963**

DOM

3
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Fireplace(s)**
Sewer:
Ext Feat: **Balcony,Storage**

Construction: **See Remarks**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
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: \$535		Title: Fee Simple	Zoning: R3
		Fee Freq: Monthly	

Legal Desc: **8220144**

Remarks

Pub Rmks:

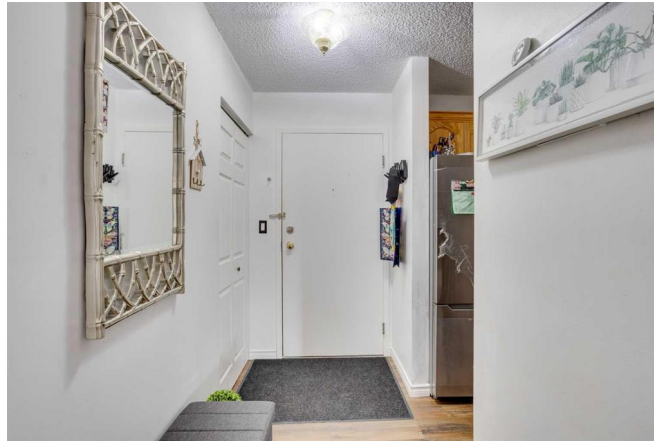
Welcome to this beautifully updated 2-bedroom, 2-bathroom condo located in the desirable area of Thickwood. Unit #216 offers a unique advantage—no unit below, just the mechanical room—ensuring peace and privacy. Step inside to find fresh paint, new flooring, new baseboards, and newer appliances throughout. The kitchen, located just off the front entrance, opens into a spacious dining area and a massive living room, complete with an electric fireplace that adds warmth and charm. From the living room, step out onto your large, south-facing balcony—perfect for morning coffee or evening relaxation—and enjoy the convenience of an attached storage space. The primary bedroom features a private 2-piece ensuite, while the second bedroom is perfect for guests, family, or a home office. Additional highlights include an in-suite laundry room and a generous storage room, making everyday living easy and organized. This unit also includes one energized above-ground parking stall (#216). Whether you're a first-time buyer, downsizing, or looking for a smart investment, this move-in-ready condo is a must-see. Schedule your private showing today!

Inclusions:

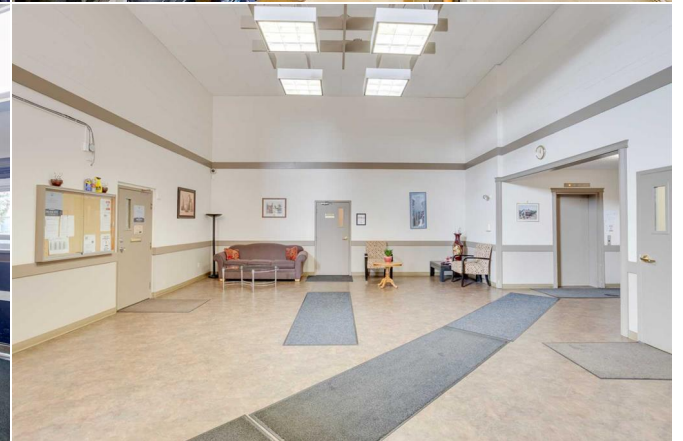
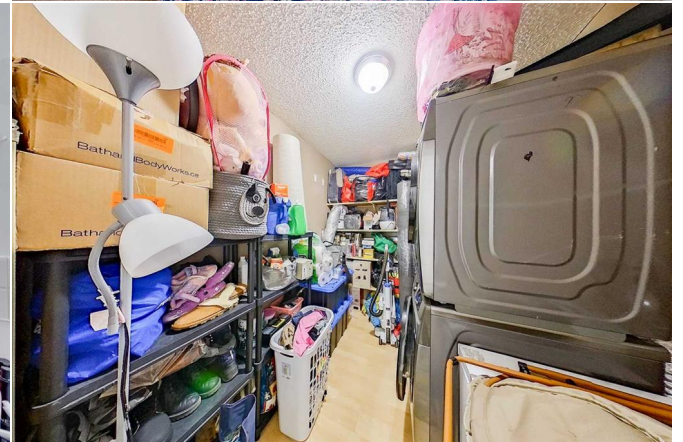
Property Listed By:

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all window coverings,
ROYAL LEPAGE BENCHMARK

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







Main Floor	Exterior Area 1004.76 sq ft Interior Area 962.94 sq ft Excluded Area 22.66 sq ft
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PREPARED: 2025/06/05

White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

